Karen Johnson Davidson County
Batch# 1450344 DEEDWARR
07/22/2026 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,608.50
20260722-0066197



THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39341	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $705,000.00. Affiant Subscribed and sworn to before me this 17th day of July, 2026. Notary Public My Commission Expires: 9/15/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Walt Henley and Holly Ann Harrison 8013 Montcastle Drive Nashville, TN 37221	New Owner	Map and Parcel No.: 155020A00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Joyce Gill, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Justin Walt Henley and Holly Ann Harrison, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8013 Montcastle Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of July, 2026.

GRANTOR:

Joyce Gill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joyce Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Montcastle Estates, of record in Plat Book 6900, Page 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joyce Gill, a single person, by deed dated January 28, 2000 from John I. Cosky and wife, Patricia U. Cosky of record in Instrument No. 200002220017399, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Plat Book 6900, Page 326 and 327, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions, and Restrictions for Montcastle Estates, of record in Book 7170, Page 926, amended in Book 7260, page 295, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/17/26.

Affiant Signature – Joshua A. Terry

7/20/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/20/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27