After recording,
Ashworth & Rye, PLLC
237 2nd Ave. South
Franklin, TN 37064

WARRANTY DEED

Karen Johnson
Batch # 1452343
07/29/2026 09:32:32 AM
Fees: $13.00 Taxes: $1,924.00

Davidson County
DEEDWARR
2 pgs

20260729-0069475

File No. BC-26-450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNY L WILSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 22, 2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shaun Simmons and Jenna Simmons		
(NAME)	(NAME)	041 04 0 068.00
4057 Yoest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REBECCA HOLTZ AND MATHEW QUINN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNA MEGHAN SIMMONS AND SHAUN TAYLOR SIMMONS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26, as shown on the map entitled Section 2, Dalemere Subdivision, of record in Book 2854, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Rebecca Holtz and Mathew Quinn, wife and husband, by deed from Shields Rentals, LP, a Tennessee limited partnership, of record in Instsrument No. 20211215-0165481, dated December 9, 2021, said Register's Office.

This is property more commonly known as 4057 Yoest Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 23rd day of July, 2026.

Rebecca Holtz

Mathew Quinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2026, before me personally appeared Rebecca Holtz and Mathew Quinn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2026.

Notary Signature
My commission expires:

