Karen Johnson Davidson County
Batch# 1462687 DEEDWARR
08/21/2026 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,581.75
20260821-0078074

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39377-07-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $427,500.00. Affiant Subscribed and sworn to before me this 14th day of August, 2026. Notary Public My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-26-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Holsclaw Cindy Henry Holsclaw 7480 Highway 70 S Nashville, TN 37221	**Jeffrey and Cindy Holsclaw** **30 Shady Lane Pvt. Drive** **Decatur, AL 35603**	Map and Parcel No.: 142 02 0 003.00

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, Alexander Prizont and wife, Alla Prizont ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to JEFFREY HOLSCLAW AND CINDY HENRY HOLSCLAW, 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 7480 Highway 70 South, 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 Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their 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, Grantors have executed this instrument on the 14th day of August, 2026.

GRANTORS:

Alla Prizont

Alexander Prizont

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 14 day of August, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

TRACT NO. 1:
Being Lot No. 3 on the plan of the RESUBDIVISION OF LOT 3 AND LOT 98, CROSS TIMBERS, SECTIONS 1 AND 2, as of record in Plat Book 4715, Page 111, Register's Office for said County, to which plat reference is hereby made for a more complete and detailed description of said lot.

TRACT 2:
Being a triangular tract or parcel of land, the Easterly part of Lot No. 98, Section II, Cross Timbers Subdivision, of record in Plat Book 3700, Page 92, (now Plat Book 4715, Page 111), Register's Office of Davidson County, Tennessee, and more particularly described according to an unrecorded survey prepared by Donald A. Ramsay, Sr., dated March 9, 1974, as follows:

Beginning at a monument at the Southeast corner of the said Lot 98, said monument being South 80 deg. 38 min. east 165.00 feet from an iron pin in the Easterly margin of Carriage Drive at the Southwest corner of the said Lot 98; thence with the Southeast line of said Lot 98, the Northwest line of Olivia C. Sawyer's existing property, north 46 deg. 29 min. East 76.20 feet to a monument, the common corner and intersection of Lots 95, 96, and 98; thence with the Northeasterly line of said Lot No. 98, the Southwesterly line of Lot 96, north 57 deg. 49 min. West 41.00 feet to an iron pin; thence South 15 deg. 27 min. West 76.96 feet to the point of beginning.

Being the same property conveyed to Alexander Prizont and wife, Alla Prizont, by Warranty Deed from Richard Gary Cox Jr, and Sharon Renee Cox, of record in Instrument No. 20020814-0098267, in the Register's Office of Davidson County, Tennessee, dated August 07, 2002 and recorded on August 14, 2002.

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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 3 AND LOT 98, CROSS TIMBERS, SECTIONS 1 AND 2, as recorded in Plat Book 4715, Page(s) 111.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3949, Page 258; Book 4064, Page 909 and as amended in Book 4318, Page 652 and Book 5425, Page 362.
6. One or more of the boundary lines of the subject property may abut a limited access roadway with rights of access limited to those points designated by the applicable governmental authority.

Certificate of Authenticity

I, Ryan Lux, 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 **August 14, 2026**.

Date

Affiant Signature

08/14/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **August**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029