NEW OWNER:
Jason Montgomery
4709 Chepstow Dr
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 26-127

MAP & PARCEL
161 10 OB 162.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1470505 DEEDWARR
09/09/2026 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,782.66
20260909-0083547

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED EIGHTY ONE THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS ($481,800.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Mary J. Holden, Trustee of The Mary J. Holden Revocable Living Trust, dated August 25, 2025,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Jason Montgomery and Blythe Montgomery, husband and wife** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Situated and being in the County Davidson, State of Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Villages of Brentwood, Phase Eleven, of record in Plat Book 9700, Page 949, as revised in Instrument No. 20031219-0181287, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Mary J. Holden, Trustee of The Mary J. Holden Revocable Living Trust, established by The Trust Agreement of The Mary J. Holden Revocable Living Trust, Dated August 25, 2025, by Quit Claim Deed from Mary J. Holden, a widowed woman, dated August 25, 2025, and recorded August 27, 2025, of record in Instrument No. 20250827-0068526, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. Holden and Mary J. Holden, husband and wife, by

Warranty Deed from Tyree Marlowe Peters and Alisa Leigh Childers n/k/a Alisa Childers Peters, husband and wife, dated May 30, 2014, and recorded June 9, 2014, of record in Instrument No. 20140609-0049711, in the Register's Office for Davidson County, Tennessee. David R. Holden died on or about May 5, 2025, leaving his interest to Mary J. Holden as surviving tenant by the entirety.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor have executed or caused this instrument to be executed by its duly authorized representative, this 3 day of September, 2026.

The Mary J. Holden Revocable Living Trust, dated August 25, 2025

By: _____
Mary J. Holden, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Mary J. Holden, Trustee, with full power to bargain, sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, 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 and official seal at office this 3rd day of September, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 4/1/30

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires April 01, 2030

****

The actual consideration or value, whichever is greater, for this transfer is $ **481,800.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2026.

NOTARY PUBLIC

My commission expires: 4/1/30

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires April 01, 2030

Certificate of Authenticity

I, Ashley Rudy, 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 9/3/2026 (date of document).

Affiant Signature

Date: 9/3/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of September, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY