THIS INSTRUMENT PREPARED BY:
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Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1472618 DEEDWARR
09/15/2026 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260915-0085575

Address New Owner and Send Tax Bills To:
Jason Arnold Holley and Monica Paige Holley,
Trustees of the Holley Trust Dated September 4, 2026
5018 Maxwell Landing
Nolensville, TN 37135

Map-Parcel Number: 187-05-0A-025.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Jason Arnold Holley, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Jason Arnold Holley and Monica Paige Holley as Trustees of the Holley Trust dated September 4, 2026, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Burkitt Springs, Phase 4B, of record in Instrument No. 20160802-0079556, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty Deed from McGowan Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20160218-0015564, dated February 16, 2016 and recorded on February 18, 2016, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Wendy Holley and Jason Holley by warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 2017-1103-0112912, Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 3, 2017.

Being the same property conveyed to Jason Arnold Holley by quitclaim deed from Wendy Valerie Goodwin Holley of record in Instrument No. 20230119-0004447, dated January 13, 2023 and recorded January 19, 2023, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Subject to all matters shown on the Plan of record in Instrument No. 20160802-0079556, Register's Office for Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140110-00002949, Instrument No. 20150908-0091208, Instrument No. 20160126-0007545, Instrument No. 20170118-0005499 and Instrument No. 20170925-0097954, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Greenbelt Assessment of record in Instrument No. 20020618-0073769, in the Register's Office for Davidson County, Tennessee.
4. Stormwater Easement of record in Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.
5. Overhang Easement of record in Instrument No. 20140204-0009867, in the Register's Office for Davidson County, Tennessee.
6. Anchor Easement of record in Instrument No. 20140204-0009866, in the Register's Office for Davidson County, Tennessee.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as: 1155 Frewin Street, Nolensville, Tennessee, 37135.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTOR'S PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS

TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS THEY RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 4th day of September, 2026.

GRANTOR:

Jason Holley

Jason Arnold Holley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Jason Arnold Holley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 4th day of September, 2026.

SARA O. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Sara O. Thomas, Notary Public
My Commission Expires: September 28, 2026

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 September 4, 2026.

Sara Thomas
Attorney at Law

September 10, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 10 day of Sept, 2026.

NOTARY PUBLIC

My Commission Expires: 10/20/29

KODI STEVEN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 20, 2029