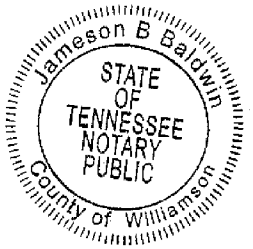
Karen Johnson Davidson County
Batch# 1476342 DEEDWARR
09/22/2026 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20260922-0087867

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21ST DAY OF SEPTEMBER, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Restore Homes LLC, a Tennessee Limited Liability Company	SAME AS NEW OWNER	
(NAME)	(NAME)	072-10-0-28100
409 CHELSEY COVE		
(ADDRESS)	(ADDRESS)	
FRANKLIN TENNESSEE 37064		
(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, **Conservatorship Estate of Carolyn Marie Holt,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Restore Homes LLC, a Tennessee Limited Liability Company,** 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:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Montgomery Heights, part of the Litton Lands, as of record in Book 332, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Herbert L. Holt and wife, Carolyn P. Holt by Deed dated April 30, 1979 from L. A. Newman & Company, Inc., recorded May 10, 1979, in Book 5433, Page 692, in the Official Records of Davidson County, Tennessee. Herbert L. Holt having passed on/or about June 14, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 1339 Otay Street, Nashville, TN 37216

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 my hand this 18th day of September, 2026.

Conservatorship Estate of Carolyn Marie Holt

By: R. Rucker Co-Conservator
Renalla Rucker, Co-Conservator

By: Herbert Leon Holt Co-Conservator
Herbert Leon Holt, Co-Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, J. Kaye Clark of the state and county mentioned, personally appeared Renalla Rucker and Herbert Leon Holt, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Co-Conservators of the Conservatorship Estate of Carolyn Marie Holt, the within named bargainor, and that as such Co-Conservators , executed the foregoing instrument for the purpose therein contained, by personally signing the name of Conservatorship Estate of Carolyn Marie Holt as Co-Conservators.

Witness my hand and seal, at office in Nashville TN this 18 day of September 2026.

J. Kaye Clark
Notary Signature

My commission expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9118126 (date of document).

Jennifer Pennell

9122126

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9122, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal