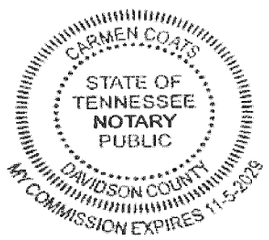
Karen Johnson Davidson County
Batch# 1476638 DEEDWARR
09/23/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260923-0088226

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2026.

Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas Luke Holloway and Layne Poliseno	Old National Bank	064-09-0A-019.00-CO
4558 South Trace Boulevard	101 Northwest Fourth	
Old Hickory, TN 37138	Evansville, IN 47708	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL HEDGES AND DONETTA HEDGES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS LUKE HOLLOWAY AND LAYNE POLISENO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 4558 on the plan of Southfork Condominiums, of record in Book 6250, page 386, said Register's Office, and appended as Exhibit B to the First Amendment to Master Deed of record in Book 6994, page 447, said Register's Office, to which plan reference is hereby made for a more complete legal description, said unit being more particularly described by the Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, page 839, said Register's Office and amended and made applicable by First Amendment to Master Deed of record in Book 6994, page 447, Register's Office for said County.

Being the same property conveyed to Michael Hedges and Donetta Hedges, husband and wife by Warranty Deed from Linda Sue Vanover, an unmarried woman of record in Instrument No. 20170609-0057808 Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on June 09, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4558 South Trace Boulevard, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of September, 2026.

Michael Hedges

Donetta Hedges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Hedges and Donetta Hedges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2026.

Notary Public

My Commission Expires: 6-18-2028

NATINA SHAH
STATE OF TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 17. 2026

Affiant Signature

23rd day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202609230088226