Karen Johnson Davidson County
Batch# 1478652 DEEDWARR
09/29/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,697.30
20260929-0089998

WARRANTY DEED

File #26-TL-4313

(SEAL)
JACKE. MCGAUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $729,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 2/25/30

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marc Mason, Winifred Mason, and Caitlin Watkins	**Marc and Winifred Mason**	
(NAME)	(NAME)	
1461 Frye Road	**1461 Frye Road**	**061 04 0 091.00**
(ADDRESS)	(ADDRESS)	
Westfield, NC 27053	**Westfield, NC 27053**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARISA FRANK, AN UNMARRIED WOMAN, AND JASON DANIEL HOLLEMAN, TRUSTEE OF THE JASON DANIEL HOLLEMAN LIVING TRUST DATED JUNE 7, 2026,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARC MASON AND WINIFRED MASON, HUSBAND AND WIFE, AS TO A NINETY-NINE PERCENT (99%) INTEREST AS A TENANCY BY THE ENTIRETY (THE "ENTIRETY INTEREST") AND CAITLIN WATKINS, AN UNMARRIED WOMAN, AS TO A ONE PERCENT (1%) INTEREST IN FEE SIMPLE (THE "FEE SIMPLE INTEREST"), AND IT FURTHER BEING THE INTENT OF THE PARTIES THAT AN EXPRESSED RIGHT OF SURVIVORSHIP BETWEEN THE ENTIRETY INTEREST AND THE FEE SIMPLE INTEREST BE GRANTED BETWEEN THE TWO RESPECTIVE INTERESTS,,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 5, Block 3, on the Plan of A. J. MCGAUGHEY'S SECOND HAYSBORO SUBDIVISION of record in Plat Book 547, Page 43, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 5 fronts 100 feet on the West side of Brush Hill Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jason Holleman, Trustee of the Jason Daniel Holleman Living Trust, dated June 7, 2026 and Marisa Frank, an unmarried woman, by Quit Claim Deed from Marisa Frank, an unmarried woman, and Jason Holleman, an unmarried man, as joint tenants with rights of survivorship, of record in Instrument No. 20260721-0066033, in the Register's Office of Davidson County, Tennessee, dated July 17, 2026, and recorded on July 21, 2026.

Being the same property conveyed to Marisa Frank and Jason Holleman, joint tenants with rights of survivorship, by Warranty Deed from Tina Barks, a married woman, of record in Instrument No. 20220301-0023025, in the Register's Office of Davidson County, Tennessee, dated February 25, 2022, and recorded on March 01, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A. J. MCGAUGHEY'S SECOND HAYSBORO SUBDIVISION, as recorded in Plat Book 547, Page(s) 43.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 634 and Book 4786, Page 465.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 4313 Brush Hill Road, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th day of September, 2026.

Marisa Frank

The Jason Daniel Holleman Living Trust dated June 7, 2026

By: _____
Jason Daniel Holleman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2026, before me personally appeared Marisa Frank, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of September, 2026.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 28th day of September, 2026, before me personally appeared Jason Daniel Holleman, Trustee of The Jason Daniel Holleman Living Trust dated June 7, 2026, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of September, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 29th day of September, 2026.

K. Thomas Sidwell
Date: 9/29/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of September, 2026.

Kimberly D. Hicks
Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY