Karen Johnson Davidson County
Batch# 1484172 DEEDWARR
10/15/2026 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,227.40
20261015-0094790

WARRANTY DEED	STATE OF ~~TENNESSEE~~ Texas COUNTY OF ~~DAVIDSON~~ Dallas THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $602,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF October, 2026. Notary Public MY COMMISSION EXPIRES: 6/3/29 (AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Avolon Malikiya Morgan-Nichols
Exp. 6/3/2029
ID No. 13557853

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Holland and Jessica Holland	Samual Holland and Jessica Holland	
(NAME)	(NAME)	
323 Cleveland St	323 Cleveland St	146 08 0 159.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Nashville, TN 37027	
(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, WE, **JANET J. THOMPSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL HOLLAND AND JESSICA HOLLAND, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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. 440 on the Map of SECTION SIX, CRIEVE HALL ESTATES, as of record in Plat Book 2331, Pages 1 and 2, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Janet J. Thompson, unmarried, by Quitclaim Deed from Mary Jo Johnson, a widow and not since remarried, of record in Instrument No. 20080626-0065873, in the Register's Office of Davidson County, Tennessee, dated June 04, 2008, and recorded on June 26, 2008.

Being the same property conveyed to Edward Clarence Johnson and wife, Mary Jo Johnson, by Warranty Deed from Crieve Hall Estates, Inc., a Tennessee corporation, of record in Book 2401, Page 489, in the Register's Office of Davidson County, Tennessee, dated May 26, 1955, and recorded on June 01, 1955. The said Edward Clarence Johnson died on November 13, 2003, leaving Mary Jo Johnson as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

PM2026-1221

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 5 day of October, 2026

Janet J. Thompson
JANET J. THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet J. Thompson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of October, 2026

Commission expires:
11-21-2027

Cheryl M Rodgers
Notary Public

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PM2026-1221

Certificate of Authenticity

I, Kylah 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

10/05/2026
Date

Affiant Signature

10/05/2026
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 5th day of October, 20 26.

Notary's Signature

My Commission Expires: 6/3/29
Date

Notary's Seal (if on paper)

