Karen Johnson Davidson County
Batch# 678656 DEEDWARR
07/16/2021 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20210716-0096137

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. **Affiant** Subscribed and sworn to before me this 15th day of July, 2021. Notary Public My Commission Expires: 5-5-25

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
HR Properties of Tennessee 4219 Hillsboro Pike, Ste 330 Nashville, TN 37215	SAME	13016005200

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA BROWN CARPENTER, individually and MARTHA BROWN CARPENTER, EXECUTRIX of the estate of EDSEL F. BROWN,** deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer

and convey unto **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Yancey Subdivision, as of record in Book 2330, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 238 feet on the easterly side of Yancey Drive and extends back 177 feet on the northerly line and 189.5 feet on the southerly line to a dead line in the rear measuring 238.3 feet thereon.

Being the same property conveyed to Edsel F. Brown and wife, Claudine S. Brown by deed dated April 23, 1965, from Alton T. Vaughan and wife, Willie Ruth Vaughan, of record in Book 3884, page 486, Register's Office for Davidson County, Tennessee. The said Claudine S. Brown having predeceased Edsel F. Brown and Edsel F. Brown having since died and by his Will of record at Instrument No. 20140730-0067704, Register's Office for Davidson County, Tennessee, and Seventh Circuit Court for Davidson County, Case Number 14P287, Martha Brown Carpenter was appointed Executrix of the estate.

Subject property is not the usual place of residence of the Grantor.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1449, page 155; Book 1728, pages 117 and 119 and at Book 2449, page 627, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2330, page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4514 Yancey Drive, Nashville, TN, 37215

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is 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

further covenants and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of July, 2021.

Martha Brown Carpenter

Martha Brown Carpenter

Martha Brown Carpenter, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA BROWN CARPENTER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2021.

Notary Public

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

My Commission Expires: 5·5·25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA BROWN CARPENTER, EXECUTRIX**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2021.

Notary Public

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

My Commission Expires: 5·5·25

843033.1/200736

True Copy Certification

I, Heather A. Demick, 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 07/15/2025.

Heather A Demick
Affiant Signature

Date: 07/15/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of July, 2021.

Linda Renee Ray
Notary's Signature

My Commission Expires: 9/12/25
Notary's Seal

LINDA RENEE RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEAL

843486.1/200736