Karen Johnson Davidson County
Batch# 1006857 DEEDWARR
05/24/2023 08:15:30 AM 9 pgs
Fees: $48.00 Taxes: $481.00
20230524-0038930

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES: 04/26/2027 (AFFIX SEAL)

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

LR-MTHS-21-6027

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | | MAP / PARCEL NUMBER (S) |
|---|---|---|---|
| **Home Network Partners LLC** | | | |
| (NAME) | (NAME) | | 086-02-0-030.00 |
| **800 19th Ave S 2030** | **Same as owner** | | |
| (ADDRESS) | (ADDRESS) | | |
| **Nashville, 37203** | | | |
| (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, **MARTHA ANN THOMPSON, SINGLE AND KIMBERLY CLARK ALLEN AND JAMES CLINTON THOMPSON AND DANA CONARD AND TASHA THOMPSON AND STACEY VAUGHN AND ASHELY THOMPSON AND JEFFREY LEE THOMPSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOME NETWORK PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 94 on the Plan of Dodson Heights as of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northeasterly margin of Cortez Court, a common front corner of Lots 93 and 94; Thence with said margin of said Cortez Court, Southeasterly 87.77 feet to a concrete monument at the beginning of a curve having a radius of 25.0 feet; Thence around said curve Southeasterly 41.53 feet to a concrete monument in the Northwesterly side of Panama Drive; Thence with said drive Northeasterly 101.5 feet to a point, the common front corner of Lots 94 and 95; Thence with the line between said lots Northwestwardly 108.2 feet to a concrete monument in the common rear corner of Lots 93, 94 and 95; Thence with the line between Lots 94 and 93, Southwestwardly 97.6 feet to the point of beginning.

Being the same property conveyed to Mary J. Skeen by Warranty Deed from William G. Dufty and wife, Betty L. Dufty, of record in Book 5479, Page 286, Register's Office for Davidson County, Tennessee, dated August 7, 1979 and recorded on August 9, 1979.

Said Mary J. Skeen having since died on February 18, 1993, filed for Probate in Docket No. 93P929 Chancery Court of Davidson County, Tennessee. Title to subject property having vested in Martha Ann Thompson, Kimberly Allen, James Thompson, Jeffrey Thompson, Tasha Thompson, Dana Conard, Stacey Vaughn, and Ashley Thompson as Devisees under the said probated Estate.

The open class of devisees having been closed by "Order to Close Class and Name Property Owners" in Docket Number 23p753 in The Seventh Circuit Court of Nashville and Davidson County, Tennessee and attached hereto as "exhibit A"

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 6027 Cortez Court, Hermitage, Tennessee 37076.

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.

Ashely Thompson

Ashely Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of May, 2023.

Notary Public
My Commission Expires: 09/12/2025
(SEAL)

MAURICE PRINGLE
Notary Public - State of Florida
Commission # HH 175002
My Comm. Expires Sep 12, 2025
Bonded through National Notary Assn.

Jeffrey Lee Thompson

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ PALM BEACH

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

Witness my hand and official seal, this the ~~19th of May, 2023~~. 22nd May, 2023

Notary Public
My Commission Expires: 9/13/26
(SEAL)

ASHLEY A. DEFRANCISCO
Commission # HH 311568
Expires September 13, 2026

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 19th DAY OF MAY, 2023.

Kimberly Allen as attorney in fact for Martha Ann Thompson
Kimberly Allen as Attorney in Fact for Martha Ann Thompson

Kimberly Clark Allen
Kimberly Clark Allen

James Clinton Thompson
James Clinton Thompson

Dana Conard
Dana Conard

Tasha Thompson
Tasha Thompson

Stacey Vaughn
Stacey Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of May, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of May, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of May, 2023.

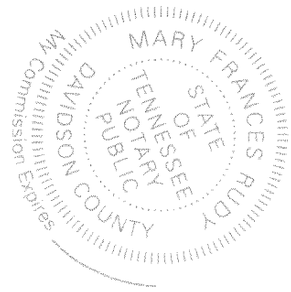
Notary Public
My Commission Expires: 11-3-25
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of May, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

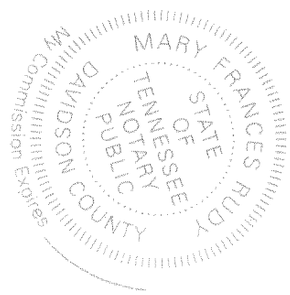



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of May, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

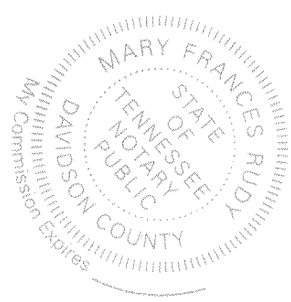



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of May, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



# "EXHIBIT A"

IN THE SEVENTH CIRCUIT COURT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

| | | |
|---|---|---|
| KIMBERLY CLARK ALLEN,<br>*Petitioners*, | ) | |
| v. | ) | Case No. 23p753 |
| ANY KNOWN AND UNKNOWN GRANDCHILDREN OF MARTHA ANN THOMPSON,<br>*Respondents.* | ) | |

## ORDER TO CLOSE CLASS AND NAME PROPERTY OWNERS

This matter came to be heard on the 10th day of May, 2023, before the Honorable Andra Hedrick, Judge of the Seventh Circuit Court of Nashville and Davidson County, Tennessee, upon the Petition to Name Open Class and/or Property Owners filed by Kimberly Clark. Based upon the statements of counsel and a review of the record as a whole, the court make the following findings.

1. At the time of her death on February 18, 1993, Mary J. Skeen ("Decedent") owned certain real property commonly known as 6027 Cortez Court, Hermitage, Tennessee 37076 (hereinafter the "Property").
2. Decedent executed a Last Will and Testament dated March 17, 1988 (hereinafter "Will"), which was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee in Docket No. 93P929.
3. Pursuant to the terms of the will, Martha Ann Thompson was given a life estate in the Property. Upon her death, the children of Martha Ann Thompson, received a life estate, and upon the death of the children of Martha Ann

Thompson, the grandchildren of Martha Ann Thompson received the Property in fee simple absolute.

4. Martha Ann Thompson has three adult children: Kimberly Clark Allen, James Clinton Thompson, and Jeffrey Lee Thompson (hereinafter and collectively referred to as the "Children").
5. Martha Ann Thompson has four adult grandchildren: Tasha Thompson, Dana Conard, Stacey Vaughn, and Ashley Thompson (hereinafter and collectively referred to as the "Grandchildren").
6. It is clear to the court that it was the intent of the Decedent for Martha Ann Thompson and her descendants to have the ability to enjoy and possess the Property and for the Property to be preserved within their family for their lives, or as long as they collectively see fit.
7. The court finds it appropriate for Martha Ann Thompson, James Clint Thompson, Kimberly Clark and Jeffrey Lee Thompson, being the living remaindermen holding life estates, to represent the interest of unborn children and to bind them by the equitable doctrine of virtual representation.
8. Furthermore, the court finds that pursuant to T.C.A. §66-1-204, that a nonvested class is not, but could become invalid under the statutory rule against perpetuities and as such, the court finds it appropriate to reform the disposition of the Property that most closely approximates the transferor's (Decedent) plan of distribution.

**IT IS THEREFORE ORDERED, ADJUDGED AND DECREED**, that the class of Children as referenced in Section V of the Last Will and Testament of Mary Skeen

dated March 17, 1988 is hereby closed and shall include the following individuals: Kimberly Clark Allen, James Clinton Thompson, and Jeffrey Lee Thompson. No further individuals can be added to the class of Children.

It is, further, **ORDERED** that the class of Grandchildren as referenced in Section V of the Last Will and Testament of Mary Skeen dated March 17, 1988 is hereby closed and shall include the following individuals: Tasha Thompson, Dana Conard, Stacey Vaughn, and Ashley Thompson. No further individuals can be added to the class of Grandchildren.

[SIGNATURE PAGE OF JUDGE TO FOLLOW]

APPROVED FOR ENTRY:
*Electronically submitted and subject to judicial review.*

Jennifer Sheppard (024699)
Adam Barber (031014)
Kate Nyquist (038589)
**MARTIN HELLER POTEMPA & SHEPPARD, PLLC**
2122 21ST Ave N
Nashville, TN 37212
(615) 800-7096 Office
abarber@mhpslaw.com
***Attorneys for the Petitioner***

I, Gabriel R. Lutz, 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 **05/19/2023** (date of document).

Affiant Signature

Date **05/19/2023**

State of New York

County of Clinton

Sworn to and subscribed before me this **19** day of **May**, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027