WARRANTY DEED

LORI KELLER NOTARY PUBLIC STATE OF TENNESSEE OF ROBERTSON Comm. Expires October 5, 2025

Karen Johnson
Batch # 1164817
08/01/2024 10:15:50 AM
Fees: $28.00 Taxes: $777.00

Davidson County
DEEDWARR
5 pgs

20240801-0058333

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
MHRT Group, LLC	MHRT Group, LLC	93-16-394
(NAME)	(NAME)	
1217 Spruell Drive	1217 Spruell Drive	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241429

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, I/we, **Lauren Westbrook and Dawann Westbrook and Aisha Westbrook and Meredith Freeman Bell and Mark McClendon and Angela McClendon Johnson** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MHRT Group, LLC**, 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. :

Certain real property situate in the 17th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 4 of Block G on the map of Hermitage Addition, as of record in Book 57, page 43, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Lauren Westbrook, Dawann Westbrook, Aisha Westbrook, Meredith Freeman, Mark McClendon and Angela Johnson as tenants in common, a 1/6 undivided interest by Administrator's Deed from Angela Johnson, Administrator for the Estate of Virginia Westbrook, dated 11/19/2014 and filed of record in Instrument No. 20150203-0009945, Register's Office for Davidson County, Tennessee.

Angela Johnson and Angela McClendon Johnson are one and the same person.

Chain of Title:

BEING the same property conveyed to Corthan Wiggins and wife, Virginia Wiggins by Warranty Deed from Elvyn L. Allison and wife, Louise Powers Allison, dated 10/21/1980 and filed of record in Book 1910, page 639, said Register's Office. The said Corthan Wiggins having died on or about 03/22/1960, leaving the said Virginia Wiggins, the surviving tenant by the entirety and sole owner of said land.

Virginia Wiggins conveyed said property to Lois Henderson and Virginia Westbrooks by Quitclaim Deed dated 09/12/1991 and filed of record in Book 8441, page 321, said Register's Office.

Lois B. Henderson having died intestate a citizen and resident of Davidson County, Tennessee on or about 12/19/1991. Pursuant to Affidavit of Heirship of record in Instrument No. 20240801-0058371 said Register's Office, the said Lois B. Henderson is survived by Alice E. Bell Smith, her sole heir at law.

The said Alice E. Smith having died intestate a citizen and resident of Davidson County, Tennessee on or about 11/30/2010. Pursuant to Affidavit of Heirship of record in Instrument No. 20240801-0058330 said Register's Office, the said Alice E. Bell Smith is survived by her remaining family members, Lauren Westbrook, Dawann Westbrook, Aisha Westbrook, Meredith Freeman, Mark McClendon and Angela Johnson, her sole heirs at law.

Virginia Westbrook having died testate on or about 03/28/2011 and under the terms of her Will, which Will appears of record in Docket No. 11P-824 in the Seventh Circuit Court Probate Division for Davidson County, Tennessee, she devised subject premises to her children, Fred E. Westbrook Jr. and Anita Westbrook McClendon, her sole heirs at law. Anita Westbrook McClendon predeceased Virginia Westbrook, having died on or about 06/29/2000. Pursuant to Affidavit of Heirship of record in Instrument No. 20240801-0058331 said Register's Office, the said Anita Westbrook McClendon is survived by her children, Mark McClendon, Meredith Freeman Bell and Angela McClendon Johnson, her sole heirs at law.

The said Fred E. Westbrook Jr. having died intestate a citizen and resident of Davidson County, Tennessee on or about 04/25/2012. Pursuant to Affidavit of Heirship of record in Instrument No. 20240801-0058332 said Register's Office, the said Fred E. Westbrook Jr. is survived by his wife, Lauren Westbrook and children, Dawann Westbrook and Aisha Westbrook, his sole heirs at law.

Unimproved ☐

Dawann Westbrook

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dawann Westbrook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of July, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires.
June 23, 2027

Aisha Westbrook

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Aisha Westbrook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of July, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

Mark McClendon

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mark McClendon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of July, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

Meredith Freeman Bell

Meredith Freeman Bell

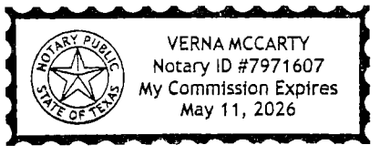
STATE OF Texas)
County OF FORT BEND

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Meredith Freeman, Bell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of July, 2024.

Verna McCarty

Notary Public
My Commission Expires: 5-11-26



Witness my hand this 30 day of July, 2024.

Lauren Westbrook

STATE OF TENNESSEE)
County OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lauren Westbrook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of July, 2024.

Notary Public
My Commission Expires: 11/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Angela McClendon Johnson

STATE OF Texas)
County OF Bexar)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Angela McClendon Johnson , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of July, 2024.

Notary Public
My Commission Expires: 7/7/28

FRANK KOLOCH
Notary Public, State of Texas
Comm. Expires 07-07-2028
Notary ID 130729540