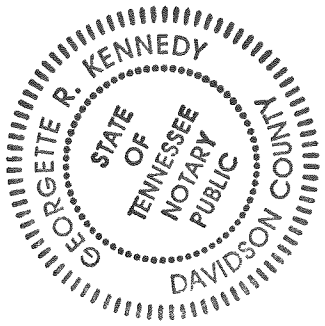
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert G. Boren, Trustee of the Robert G. Boren Revocable Trust Agreement	New Owner	118-02-0-068.00
(NAME) 803 Inverness Ave	(NAME)	Karen Johnson Davidson County Batch# 1214618 DEEDWARR 12/11/2024 09:28:30 AM 6 pgs Fees: $33.00 Taxes: $2,738.00 20241211-0096093
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, we **Sandra A. McDaniels and Brenda Yates Frierson and Ralph Yates and Olivia Yates-Sandles and Roderick Aguillard,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert G. Boren, Trustee of the Robert G. Boren Revocable Trust Agreement,** hereinafter called the GRANTEE(S), his 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 the westerly 60 feet of Lot No. 1 on the Plan of R. A. Coleman's Subdivision of the Thornton Tract, as of record in Book 547, page 108, said Register's Office as conveyed to Winford S. Brasier and wife, Mary Allice Brasier by deed of record in Book 3570, Page 609, said Register's Office.

SAID part of said lot fronts 60 feet on the southerly side of Inverness, formerly Thornton Avenue and runs back between parallel lines 281 feet to the north margin of the Berry Land.

Being the same property conveyed to Martha P. Yates by Warranty Deed from Artie G. Brooks and Robert E. Stalcup, dated 12/12/1980, of record in Book 5689, Page 990, Register's Office for Davidson County, Tennessee.

The said Martha Yates died intestate on 07/03/2017, leaving the said Sandra A. McDaniels, Brenda G. Frierson, Ralph Edward Yates, Olivia Sandles and Rodney Auguilard as her sole heirs at law as evidenced in Affidavit of Heirship filed in Instrument 202203090026987, and in Instrument 202203090026988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 803 Inverness Avenue, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 5th day of December, 2024.

Sandra A. McDaniels

Ralph Yates by Sandra McDaniels, Conservator

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra A. McDaniels, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of December, 2024.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Sandra McDaniels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Conservator for Ralph Yates, the within named bargainor, and that she as such Conservator being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ralph Yates, the bargainor, by the said Sandra McDaniels, as Conservator.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 5th day of December, 2024.

Notary Public

My Commission Expires: 3/9/2027

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brenda Yates Frierson

Brenda Yates Frierson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Yates Frierson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of December, 2024.

Notary Public:
My Commission Expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

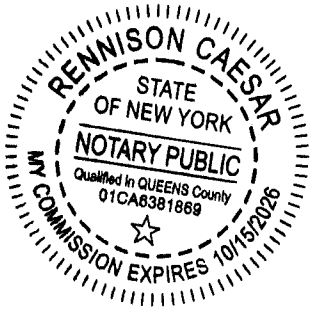
Olivia Yates-Sandles

State of New York
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Olivia Yates-Sandles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of December, 2024.

Notary Public: Rennison Caesar
My Commission Expires: 10/15/2026



Roderick Aguillard

State of California
County of San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roderick Aguillard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of December, 2024.

Nicholas P. Bailey
Notary Public:
My Commission Expires: 4-11-2025



RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

202412110096093

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, 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 December 11, 2024.

Affiant

Date: 12/11/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 11th day of December, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY