Karen Johnson Davidson County
Batch# 1240660 DEEDWARR
02/25/2025 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20250225-0014052

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38511-02-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 21st day of February, 2025. Notary Public My Commission Expires:

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Happinest, LLC 517 Lemont Drive Nashville, TN 37216	Happinest, LLC 703 Lauderback Ridge Smyrna, TN 37167	Map and Parcel No.: 061 01 0 023.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SUNNY CARE SERVICES, LLC, a Tennessee limited liability company, as Administrator of the ESTATE OF EVAN KARL HALE, deceased (See Circuit Court of Davidson County, TN Probate Division, Docket No. 24P2490) ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HAPPINEST, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 517 Lemont Drive, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of February, 2025.

GRANTOR:

SUNNY CARE SERVICES, LLC
a Tennessee limited liability company
as Administrator of the Estate of Evan Karl Hale
Circuit Court of Davidson County, TN
Probate Division, Docket No. 24P2490

BY: Mollie Lacher
Mollie Lacher, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication before me, the undersigned Notary Public, in and for the said county and state, the within named Mollie Lacher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Sole Member of Sunny Care Services, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of February, 2025.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 09/08/2025
Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Being Lot No. 309 on the Plan of SECTION 11, GRA-MAR ACRES, of record in Book 2663, Page 113, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Included in the above description but expressly excluded therefrom is that property conveyed to the State of Tennessee by deed of record in Book 4957, Page 226, in said Register's Office.

Being the same property conveyed to Evan K. Hale, by Deed from Peter C. Finney, an unmarried man, of record in Instrument No. 20071031-0128317, in the Register's Office of Davidson County, Tennessee, dated June 29, 2007 and recorded on October 31, 2007. The said Evan K. Hale died intestate on November 17, 2024. See Probate Case No. 24P2490, in the Davidson County Circuit Court. Letters of Administration were issued to Sunny Care Services, LLC. By Order Approving Petition to Sell Real Property filed January 14, 2025, the court ordered that the subject property be brought into the estate and sold for the purposes of satisfying debts and administrative expenses. Said order further directed that title to the subject property be vested solely in Sunny Care Services, LLC, as Administrator of the Estate, and that said Administrator have sole authority to divest title. James Hale and Susan Hale, sole heirs at law of Evan Karl Hale, filed consents to the motion to sell real property.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 11, GRA-MAR ACRES, as recorded in Plat Book 2663, Page(s) 113.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2875, Page 474.
6. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140717-0063448.

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 2-21, 2025.

Affiant
Date: February 25th, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of February, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.