WARRANTY DEED

Karen Johnson Davidson County
Batch# 1324028 DEEDWARR
09/18/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250918-0074641

File No.: RES-25-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.6.29 (AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Tran Investments, LLC	New Owner	091 15 0 283.00
(NAME)	(NAME)	
4105A Lone Oak Dr. Nashville, TN 37215		
(ADDRESS)	(ADDRESS)	

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, I/WE, **JOHN FINKE, SUCCESSOR ADMINISTRATOR FOR THE ESTATE OF JESSICA BALDWIN JOINED BY THOMPSON FINKE, SOLE HEIR AT LAW OF JESSICA BALDWIN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **H. TRAN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs 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 the northerly 60 feet of the easterly 100 feet of the southerly one-half of Block No. 35 on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION, which plan is of record in Plat Book 57, Page 103, in the Register's Office of Davidson County, Tennessee.

Said part of Block No. 35 described as follows:

Beginning at a point in the westerly margin of 49th Avenue North, formerly Eight Street which is 120 feet north of the northerly margin of Nevada, formerly Third Avenue, and running thence northwardly with the westerly margin of 49th Avenue 60 feet to the southerly margin if an alley; thence westerly with the southerly margin of said alley 100 feet to a dead line; thence southerly 60 feet to a point 120 feet north of the northerly margin of Nevada Avenue; thence eastwardly 100 feet to the point of beginning in the westerly margin of 49th Avenue North.

Being the same property conveyed to Jessica Baldwin, an unmarried woman, from Reed E. Clark and Jessica L. Clark, husband and wife, by Warranty Deed dated November 12, 2013, recorded November 14, 2013, in Instrument No. 20131114-0117879, in the Register's Office of Davidson County, Tennessee. The said Jessica Baldwin died on January 10, 2025, intestate, devising subject property to Heir-at-Law of Jessica Baldwin. Real Property is further entered into the Estate by Order Approving Purchase and Sale Agreement efiled August 19, 2025 for reference made in Probate Case 25P-63, Davidson County Circuit Court, Probate Division.
Thompson Finke joins in the execution of this deed for the purpose of conveying any/all interest he may have in subject property by virtue of his interest as sole heir.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 303 49th Avenue North, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 GRANTEES, 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.

Witness my/our hand(s) this 17th day of September, 2025.

The Estate of Jessica Baldwin

By: _____
John Finke, Successor Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2025, before me personally appeared John Finke, Successor Administrator of The Estate of Jessica Baldwin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of September, 2025.

_____
Notary Signature
My commission expires: 3/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

By: Thompson Finke
Thompson Finke, Heir At Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2025, before me personally appeared Thompson Finke, Sole Heir At Law of The Estate of Jessica Baldwin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of September, 2025.

_____
Notary Signature
My commission expires: 3/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 September 17, 2025.

Affiant Signature

9/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of September, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY