39B

Karen Johnson
Batch # 1327864
09/29/2025 12 38 11 PM
Fees $18 00 Taxes $4,810 00

Davidson County
DEEDWARR
3 pgs

20250929-0077331

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2028
(AFFIX SEAL)

ANGELA Y. BOSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
CMB Hillwood Investments LLC, a Tennessee limited liability company.	CMB HILLWOOD INV attn: Heather	103 13 0 023.00
(NAME) 407 Hillwood Boulevard	(NAME) 303 31st Ave N #105	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I **Amanda Jane Lloyd Anand f/k/a Amanda Jane Young Lloyd, Executor for the Estate of Kenneth M. Lloyd, and Amanda Jane Lloyd Anand f/k/a Amand Jane Young Lloyd, Executor for the Estate of Sharon D. Lloyd,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **CMB Hillwood Investments LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit.

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of HILLWOOD ESTATES, SECTION THREE, of record in Plat Book 1835, Page 135, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael D. Sontag, by Quitclaim Deed from Kenneth M. Lloyd, MD. and Sharon D. Lloyd, and also conveyed from Michael D. Sontag to Kenneth M. Lloyd, MD., and wife, Sharon D. Lloyd, as equal tenants in common, of record in Instrument No. 20050310-0026878, in the Register's Office of Davidson County, Tennessee, dated February 10, 2005 and recorded on March 10, 2005.
The said Sharon D. Lloyd died on February 27, 2024, testate, devising subject property to Kenneth M. Lloyd, MD. and Amanda Jane Y. Lloyd Anand. See Probate Case No. 24P960, Davidson County Circuit Court.
The said Kenneth M. Lloyd, MD., died December 18, 2024 testate, devising subject property to Amanda Jane Lloyd Anand. See Probate Case No. 25P121, Davidson County Seventh Circuit Court.

Being the same property conveyed to Kenneth M. Lloyd, MD., and wife, Sharon D. Lloyd, by Warranty Deed from Richard E. Page and wife, Joan L. Page, of record in Book 6705, Page 397, in the Register's Office of Davidson County, Tennessee, dated November 01, 1985 and recorded on November 08, 1985.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 407 Hillwood Boulevard, Nashville, TN 37205
(House No) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 26th day of September, 2025

Amanda Jane Lloyd Anand f/k/a Amanda Jane Young Lloyd,
Executor for the Estate of Kenneth M. Lloyd

Amanda Jane Lloyd Anand f/k/a Amand Jane Young Lloyd,
Executor for the Estate of Sharon D Lloyd

STATE OF TENNESSEE

COUNTY OF Williamson

On this 26th day of September, 20 25, before me personally appeared Amanda Jane Lloyd Anand f/k/a Amanda Jane Young Lloyd, Executor for the Estate of Kenneth M. Lloyd, and Amanda Jane Lloyd Anand f/k/a Amand Jane Young Lloyd, Executor for the Estate of Sharon D Lloyd 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires. 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027