This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater, is $1,725,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of October, 2025.

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1329759 DEEDWARR
10/02/2025 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $6,382.50
20251002-0078773

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elizabeth McKeand William McKeand, Jr. 214 Hillwood Blvd Nashville, TN 37205	NEW OWNER	103-14-0-063.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DELANE S. BREWER, UNMARRIED, AND DELANE S. BREWER, TRUSTEE OF THE GENE S. BREWER TESTAMENTARY TRUST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELIZABETH G. MCKEAND AND WILLIAM HERBERT MCKEAND, JR., A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the westerly 20.1 feet front and 20 feet rear of Lot No. 13, all of Lot No. 14 and the easterly 61 feet front and 60 feet rear of Lot No. 15 of Block "A" on the Map of Hillwood Estates, as of record in Book 1835, Pages 59 and 60, as amended in Instrument No. 20070409-0041750, Register's Office for said County.

Said part of Lot No. 13, all of Lot No. 14 and part of Lot No. 15 front together 181.5 feet on the northerly side of Hillwood Drive and run back 275 feet, more or less, on the westerly line and 258 feet, more or less, on the easterly line to a dead line measuring 180 feet thereon.

BEING the same property conveyed to Delane S. Brewer and husband, Gene S. Brewer, by Warranty Deed from Shepley Smith and wife, Shannon Smith, dated 7/30/2009 and recorded 7/31/2009 in Instrument No. 20090731-0071931, in the Register's Office of Davidson County, Tennessee.

The said Gene S. Brewer and wife, Delane S. Brewer having subsequently conveyed subject property to Gene S. Brewer and Delane S. Brewer, as equal tenants in common, by Quitclaim Deed through Jeffrey Mobley, Trustee, dated 7/24/2014 and recorded 7/28/2014 in Instrument No. 20140728-0066723, in the Register's Office of Davidson County, Tennessee.

The said Gene S. Brewer having since died testate on April 30, 2018 with his estate being probated under Docket No. 18P-1035, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised his interest in subject property to the Gene S. Brewer Testamentary Trust and appointed Delane S. Brewer as Trustee and as Executor of his Estate.

The said Delane S. Brewer, Executor of the Estate of Gene S. Brewer, deceased having subsequently conveyed subject property to Delane S. Brewer, Trustee of the Gene S. Brewer Testamentary Trust, consisting of an undivided one-half (1/2) interest, by Executor's Quitclaim Deed dated 6/21/2019 and recorded 6/21/2019 in Instrument No. 20190621-0060317, in the Register's Office of Davidson County, Tennessee, thereby vesting subject property in Delane S. Brewer, an undivided one-half (1/2) interest and Delane S. Brewer, Trustee of the Gene S. Brewer Testamentary Trust, an undivided one-half (1/2) interest.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 214 Hillwood Blvd, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors

covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2nd day of October, 2025.

Delane S. Brewer

Gene S. Brewer Testamentary Trust

BY: Delane S. Brewer TRUSTEE
Delane S. Brewer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Delane S. Brewer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of October, 2025.

My commission expires:
7/17/2028

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Delane S. Brewer, 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 TRUSTEE of the within named bargainor, Gene S. Brewer Testamentary Trust, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Gene S. Brewer Testamentary Trustby the said Delane S. Brewer as such TRUSTEE.

Witness my hand and official seal this 2nd day of October, 2025.

My commission expires:
7/17/2028

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Barbara McGinty, 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 October 2, 2025 (date of document).

Affiant Signature

Date 10-2-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2ND day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER