This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24734-DJ

Karen Johnson Davidson County
Batch# 1331103 DEEDWARR
10/07/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20251007-0079925

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 6th day of October, 2025.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
RKA Property Group, LLC 404 Ashlar Circle Nashville, TN 37211	New Owner	162-05-0-288.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Julie Michelle Clark, heir at law of Herman Depriest and as Executrix of the Estate of Herman W. DePriest**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RKA Property Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), its successors and 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 Lot No. 34 on the Plan of Hickory View, Section 1, of record in Plat Book 5210, Page 221, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Herman W. DePriest and wife, Diane DePriest by Warranty Deed from Sandra F. Sellers F/K/A Sandra F. Burton and husband, Michael Sellers of record in Book 9355, Page 413, Register's Office for Davidson County, Tennessee, dated May 13, 1994 and recorded on May 24, 1994.

Said Diane DePriest having deceased on or about November 27, 2020, vesting Herman W. DePriest as surviving tenant by entirety. Said Herman W. DePriest having deceased on or about April 8, 2025; pursuant to the Last Will and Testament of Herman W. DePriest, filed in Davidson County Probate Case #25P985, all right, title and interest is vested in Julie Michelle Clark as the heir at law of Herman W. DePriest.

This is improved property located at: **404 Ashlar Circle, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 3 day of October, 2025.

GRANTOR:

By: Julie Michelle Clark Executrix of the Estate of Herman Depriest
Julie Michelle Clark, Executrix of the Estate of Herman Depriest

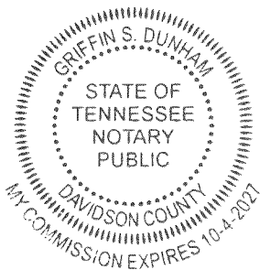
Julie Michelle Clark
Julie Michelle Clark, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julie Michelle Clark, as an individual and as Executrix, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executrix of Estate of Herman W. Depriest, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3RD day of October, 2025.

Griffin Dunham
Notary Public
My Commission expires: _____



I, Kirsten Virden, 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 10/03/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/03/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of October, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

