Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1353310 DEEDWARR
12/03/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $11,851.10
20251203-0096047

39-B
File #25-1307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **HR Properties of Tennessee, a Tennessee General Partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Kathryn E. Fielder Trust under trust agreement dated January 14, 2016**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being, Lot No. 6 on the Plan of Hillwood Terrace, as of record in Book 2663, Page 50, Register's Office for said County.

Said Lot No. 6 fronts 134 feet on the Westerly side of Neartop Drive and runs back 286.4 feet on the Northerly line and 256.8 feet on the Southerly line, to a broken line in the rear on which it measures 258.72 feet.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee General Partnership by Warranty Deed from Randolph E. McKinney, and Earline D. McKinney, husband and wife of record in Instrument No. 20231221-0098384 Register's Office for Davidson County, Tennessee, dated December 15, 2023 and recorded on December 21, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 843 Neartop Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
The Kathryn E. Fielder Trust
843 Neartop Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
103-14-0-009.00

WITNESS THE EXECUTION HEREOF this 1st day of December, 2025.

HR Properties of Tennessee

By: Galen Scott Haley, Managing Partner

State of Tennessee)
County of Davidson)

On this 1st day of December, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Galen Scott Haley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Members of the maker, HR Properties of Tennessee, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of HR Properties of Tennessee, as Managing Partner.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,203,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of December, 2025.

Notary Public

My Commission Expires: _____

JAKE STONER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXPIRES MARCH 11, 2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 2 day of December, 2025.

Affiant Signature
Date _____

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

