Karen Johnson Davidson County
Batch# 1356968 DEEDWARR
12/11/2025 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20251211-0098888

Name and Address of New Owner:
Nashville Metro Holdings LLC
3000 Meridian Boulevard
#160
Franklin, TN 37067

Send Tax Bills To:
New Owners at new owners address

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 096-06-0-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ashley Nicole Ballard, Executor of The Estate of Sandra Kay Warfield,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nashville Metro Holdings LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being lot No. 11 on the Plan of Donelsonwood Subdivision, as of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Donelsonwood Drive, the same being the common corner of lots 10 and 11; thence southwardly with the westerly margin of Donelsonwood Drive, 120.1 feet to a concrete marker; thence to the right around an arc having a radius of 20 feet, 37.48 feet to a concrete marker in the northerly margin of Fitzgerald Drive; thence with the northerly margin of Fitzgerald Drive, westwardly 81 feet to a concrete marker; thence northwardly 115.1 feet to a point, the same being a common corner of lots 10 and 11; thence with the dividing line between lots 10 an (sic) 11 eastwardly 105 feet to the point of beginning. Less and except all oil, gas, mineral and other subsurface right in and to the above described property.

This conveyance subject to a Dedication of Easements for sanitary sewer, storm drainage, water main and appurtenances to Metropolitan (sic) of Nashville and Davidson County, Tennessee of record in Book 6186, page 259, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra K. Warfield by Quitclaim Deed dated April 14, 2005, from Robert L. Brown, recorded April 15, 2005, in Instrument Number 20050415-0041965, in the Official Records of Davidson County, Tennessee. Also Being the same property conveyed to Robert L. and Ethel M. Brown by Deed from United Companies Lending Corp. dated 8/20/92 and recorded in Book 8712, page 581, Register's Office for Davidson County, Tennessee. The said Robert L. Brown now being deceased, died on September 17, 1994. Ethel M. Brown now being deceased, died on November 13, 2003. Their heirs at law being Sandra K. Warfield and Robert L. Brown. Affidavit of Heirship of record in Instrument Number 20050415-0041964, said Register's Office. The said Sandra K. Warfield having since died testate on May 12, 2025. Her will being probated at Docket No. 25P1104 in the Probate Court of Davidson County, Tennessee. Her heirs at law being Ashley Nichole Ballard.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 126 Donelsonwood Drive, Nashville, TN, 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2025.

The Estate of Sandra Kay Warfield

By: Ashley Nicole Ballard Executor (SEAL)
Ashley Nicole Ballard, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of December, 2025, before me personally appeared Ashley Nicole Ballard, Executor of The Estate of Sandra Kay Warfield, 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 11th day of December, 2025.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Signature
My commission expires: 9/27/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 11th day of December, 2025.

Notary Signature
My commission expires: 09/27/2026

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Tiffany Pollard, 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 December 11, 2025

Affiant Signature

December 11, 2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of December, 2025.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

