This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25013-DJ

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: EG-BNR-25-313

Karen Johnson Davidson County
Batch # 1358164 DEEDWARR
12/15/2025 02:39:26 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20251215-0099598

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $412,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2025.

Notary Public
My Commission Expires: 03-16-26

BRANYAN LILL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Olger Mullalli 4320 Stone Hall Blvd Hermitage, TN 37076	New Owner	095-16-0-013

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, we, **Laura Lee Piper, and Ann Francis Freeman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Olger Mullalli, a married man** 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:

Being a certain tract or parcel of real estate situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Being known as the north part of a lot marked "Reserved for Future Development" and shown on the Plan of Lakeland, of record in Book 2133, page 15, in the Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the east margin of Emery Drive at the southwest corner of Lot 25 shown on said plan; thence with the south line of the same, easterly 223.2 feet to a point; thence southerly 197.8 feet to a point at the northeast corner of the lot conveyed to Joe Edward Shelton and wife, Faye Shelton, by deed of record in Book 2545, page 102, said Register's Office; thence along Shelton's north line, westerly 248.8 feet to a point in the west margin of Emery Drive; thence with the margin of the same, northerly 166.8 feet to the point of beginning.

Being the same property conveyed to Roy F. Francis and wife, Martha Elizabeth Jennings Francis by Warranty Deed from Ralph D. Stevens and wife, Mildred W. Stevens, dated August 11, 1958, recorded August 11, 1958, of record in Book 2800, page 5, Register's Office for Davidson County, Tennessee. The said Roy F. Francis having since died on August 21, 1988 leaving Martha Elizabeth Jennings Francis surviving tenant by entirety. Martha Elizabeth Jennings Francis died September 8, 2021. Pursuant to the Last Will and Testament of Martha E. Francis being filed in Davidson County Probate Docket 23P1284, the property is devised to Ann Francis Freeman and Laura Lee Piper.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This Instrument executed on behalf of Ann Francis Freeman ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 20251205-0096741 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **313 Emery Drive, Nashville, TN 37214**

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 12th day of December, 2025.

GRANTOR:

Laura Lee Piper

Laura Lee Piper

Ann Francis Freeman by Laura Lee Piper, Attorney-In-Fact

Ann Francis Freeman by Laura Lee Piper, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Lee Piper , 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of December, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Lee Piper the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Ann Francis Freeman ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 12th day of December, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Laura Lee Piper
Affiant

WITNESS my hand and seal at office this 12th day of December, 2025.

Notary Public
My Commission Expires: 11-8-2028

