Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1360515
12/22/2025 11:26:39 AM
Fees: $13.00 Taxes: $1,850.00

Davidson County
DEEDWARR
2 pgs

20251222-0101411

TE OF TENNESSEE
NTY OF Davidson

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, THIS TRANSFER IS $500,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE _____ day of December, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

WARRANTY DEED

2025-11-3583

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Penny Rosse Lee Schwinn 809 Forest Hills Dr Nashville, TN 37206	NEW OWNER	Map/Parcel 160-06-011.00

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, **Frank Ross Brazil, Successor Trustee of the Lola R. Arthur Family Trust**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Penny Rosse Lee Schwinn**, hereinafter called the GRANTEE, her heirs and assigns, that 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. 198 on the Plan of Oak Hill Estates, Section I, as of record In Book 3700, pages 118, through 120 inclusive, Register's Office for said County,

Said lot fronts 135 feet on the South side of Forest Hills Drive, as measured around a slight curve, and runs back 512 feet on the Westerly line and 558. 69 feet on the Easterly line, which is a broken line, to a dead line and measures 176.24 feet.

BEING the property conveyed to William H. Arthur and wife, Lola R. Arthur (a/k/a Lola K. Arthur) by deed dated March 21, 1969 from R. R. Harris and wife, Linnie A. Harris, filed record in Book 4302, page 120, in the Register's Office for Davidson County, Tennessee. William H. Arthur died November 16, 2013, leaving Lola K. Arthur as the surviving tenant by the entirety, his estate being administered through Davidson County Probate Court, Docket No. 13P2013. Lola R. Arthur died August 3, 2017, her estate being administered through Davidson County, Tennessee Probate Court Docket No. 17P-1417.

Being a portion of the same property conveyed to John F. Orman and Tenisha Clausi, by Special Quitclaim Deed from John F. Orman and Jonathan Thomaston, by and on behalf of Cumberland Trust and Investment Company and as Co-Personal Representatives of the Estate of Lola R. Arthur, of record in Instrument No. 201804040031461, Register's Office for Davidson County, Tennessee, dated March 23, 2018 and recorded on April 4, 2018.

Being the same property conveyed to Frank Ross Brazil, as Successor Trustee of the Lola R. Arthur Family Trust by Quitclaim Deed from Tenisha Clausi, Trust Officer, on behalf of Cumberland Trust and Investment Company, and as the sole remaining Trustee of the Lola R. Arthur Family Trust, of record in Instrument No. 20250319-0019773 Register's Office for Davidson County, Tennessee, dated March 04, 2025 and recorded on March 19, 2025.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is unimproved property known as 805 Forest Hills Drive, Nashville, TN 37220.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 16 day December, 2025.

Lola R. Arthur Family Trust

By: _____, successor trustee
Frank Ross Brazil, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Frank Ross Brazil, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Successor Trustee of the Lola R. Arthur Family Trust, the within bargainor, and that he as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Successor Trustee of the Lola R. Arthur Family Trust.

Witness my hand, at office, this 16 day of December, 2025.

_____
Notary Public

My commission expires: _____

