Karen Johnson Davidson County
Batch # 1360520 DEEDWARR
12/22/2025 11:32:47 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20251222-0101417

This Instrument Prepared By:
Martha Brooke Perry
The Law Offices of Balthrop, Perry, & Noe, PLLC
102 Boyd Street, Ashland City, TN 37015

Mildred C. Brown

To New Owners:
Benjamin A. Haynes, Deborah Haynes, and Benjamin F. Haynes
Address: 5817 Vine Ridge Dr
Nashville, TN 37205

Send Tax Bills To:
5817 Vine Ridge Dr
Nashville, TN 37205

Map & Parcel No: 142-02-0-012.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **Mildred C. Brown**, by and through her court appointed Conservator, Leigh Ann Cook, "Grantor" herein, have bargained and sold and by these presents do hereby convey unto **Benjamin A. Haynes, married, and Benjamin F. Haynes and Deborah Haynes, husband wife, as joint tenants,** "Grantees" herein, Grantees' heirs, successors, and assigns, all my right, title, and interest in and to the following described property:

Land in Davidson County, Tennessee, being Lot 12, Cross Timbers, Section 1, of record in Book 3700, Page 37, Register's Office of Davidson County, Tennessee. Said Lot fronts 100 feet along the Northerly margin of the Memphis-Bristol Highway, thence back between parallel lines measuring 200 feet each, to a line in the rear which measures 100 feet thereof.

Being the same property conveyed to Mildred C. Brown by deed from Charles B. Holmes and Ben G. Harper, recorded December 12, 1994, at Book 9543, page 591, Register's Office of Davidson County, Tennessee.

By Order of the Davidson County Probate Court in *In Re: Conservatorship of Mildred C. Brown, Docket No. 23P85*, Leigh Ann Cook was appointed as Conservator of Mildred C. Brown on April 4, 2023, and Letters of Conservatorship were issued to her on April 12, 2023. Further, by Order of said Court on December 5, 2025, Leigh Ann Cook was authorized to sell the above-described property and was vested with authority to execute a deed for the sale and conveyance of same.

This conveyance is made subject to a lien for the 2026 Davidson County Property Taxes and for the years thereafter, payment of which is assumed by the Grantees herein. This conveyance is also subject to all matters shown on the plat of record at Plat Book 3700, page 37, said Register's Office.

This is improved property having an address of 7444 Hwy 70 South, Nashville, TN, and this is the same description as the prior deed of record.

To have and to hold said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the Grantees, and the Grantees' heirs, successors, and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the interest set forth herein in said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. Grantor further covenants and binds herself and Grantor's heirs, successors, and assigns, against the lawful claim of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand on the 19th day of December, 2025.

Leigh Ann Cook, Conservator

Mildred C. Brown
by Leigh Ann Cook, Conservator

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Leigh Ann Cook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 19th day of December, 2025.

Tabitha R. Ford

Notary Signature
My commission expires: 9/13/28

TABITHA R FORD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/13/2028
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value for this transfer, whichever is greater, is $340,000.00.

Grantee/Affiant

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this 19th day of December, 2025.

Cyndi Reeder

Notary Signature
My commission expires: 9-13-2028

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.