Karen Johnson Davidson County
Batch# 1362158 DEEDWARR
12/29/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20251229-0103047

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $352,000.00.

Affiant

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

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon Lowman Carswell	Towne Mortgage Company	148-09-0 069.00
250 Haywood Lane	PO Box 7063	
Nashville, TN 37211	Troy, MI 48007-7063	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA TRAINER, INDIVIDUALLY AND AS SOLE HEIR AT LAW OF THE ESTATE OF ELBERT RAY CLANCY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BRANDON LOWMAN CARSWELL, UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Haywood Acres, Section II, as of record in Book 2854, page 91, Register's Office for said County, and described as follows:

Said Lot No. 4 begins at a point in the northwesterly line of Haywood Lane, the common front corner of Lots 3 and 4; thence with the northwesterly margin of Haywood Lane, northeastwardly 90.21 feet to a concrete monument, the beginning of a curve; thence northwardly around said curve 33.3 feet to a concrete monument in the westerly margin of Haywood Court; thence northwardly with the westerly margin of Haywood Court, 94.19 feet to a point, the common front corner of Lots 4 and 5; thence westwardly along the line between Lots 4 and 5, 197.05 feet to a concrete monument, the common corner of Lots 3, 4, and 5; thence southeastwardly along the line between Lots 3 and 4, 185.2 feet to the point of beginning.

Being the same property conveyed to Elbert R. Clancy and wife, Emma L. Clancy, by deed dated 05/04/1961, from Jones & Land Company, a Tennessee corporation, of record in Book 3222, page 303, Register's Office for said County.

The said Emma L. Clancy a/k/a Emma Warden Ledbetter Clancy purportedly died on 12/24/2023, thereby vesting the property solely in Elbert R. Clancy as the surviving tenant by the Entirety.

The said Elbert R. Clancy a/k/a Elbert Ray Clancy purportedly died testate on 12/25/2023, Docket No.: 24P1298, Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division).

See Affidavits of Heirship of record in Instrument No. 20240510-0034638, and Instrument No. 20240510-0034639, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 250 Haywood Lane, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 12th day of December, 2025.

Estate of Elbert Ray Clancy

Donna Trainer, Sole Heir at Law

Donna Trainer, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donna Trainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Sole Heir at Law of the within named bargainor, the Estate of Elbert Ray Clancy, and that she, as such Sole Heir at Law, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Elbert Ray Clancy by the said Donna Trainer individually and as such Sole Heir at Law.

Witness my hand and official seal this 12th day of December, 2025.

My commission expires:
7/17/28

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/12/25. (date of document).

Affiant Signature

12/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

