Karen Johnson Davidson County
Batch# 1371362 DEEDWARR
01/21/2026 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $11,840.00
20260121-0004853

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38955-10-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00. _____ Affiant Subscribed and sworn to before me this 16th day of January, 2026. _____ Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carlos O. Hernandez, Trustee 1401 Legends Parkway Kingsland, TX 78639	Carlos O. Hernandez, Trustee 1401 Legends Parkway Kingsland, TX 78639	Map and Parcel No.: 11606002300

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 of which is hereby acknowledged, David Young Proctor and wife, Lynn Bouchard Proctor (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Carlos O. Hernandez, Trustee of Hernandez Family Legacy Trust dated November 1, 2024 ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 201 Sunnyside Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 16th day of January, 2026.

GRANTORS:

David Young Proctor

Lynn Bouchard Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Young Proctor and wife, Lynn Bouchard Proctor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Massey-Clements Subdivision, of record in Book 4175, page 146, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Fronting 145 feet on the easterly margin of Belle Meade Boulevard and running back between lines 410.8 feet on the north and 474.0 feet on the south to the westerly margin of Sunnyside Drive, containing 1.49 acres.

Being the same property conveyed to David Young Proctor and wie, Lynn Bouchard Proctor, by deed dated October 18, 2011 from The 2008 Davidson Irrevocable Continuation Trust u/a/d 4/28/08 of record in Instrument No. 20111027-0083569, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. City and County taxes for the year 2026, a lien, but not yet due and payable. Map and Parcel No. 11606002300.
2. All matters appearing on the Plan of record as Book 4175, Page 146, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5799, page 517, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tammy Carney,** 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 this the 16th day of January, 2026.

Affiant Signature
Date 1.16.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

