Karen Johnson Davidson County
Batch# 1372751 DEEDWARR
01/23/2026 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20260123-0005588

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37751-06-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 14th day of January, 2026. Notary Public My Commission Expires:

TREVOR KELLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner: Kevin R. Barnes 825 Hillview Heights Nashville, TN 37204	**Send Tax Bills To:** **718 Thompson Lane** **Ste 108-212** **Nashville, TN 37204**	**Tax Information:** Map and Parcel No.: 10514018400

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, **Anthony Lee Grant and Angela M. Grant and Barbara L. Jaworski and Andria Janelle Grant and Charles K. Grant and Channon Brinkley and Erica Gooch and John Grant and Meghan Grant and Joseph E. Grant and L. David Grant and Marian Anesi and Michael A. Grant and Ora G. Chowbay and Rita A. Grant and Roscoe C. Grant, Jr. and Verleon G. Pope, heirs at law of Verleon H. Grant, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin R. Barnes, an unmarried man** ("Grantee"), its successors, heirs 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 825 Hillview Heights, Nashville, TN 37204.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs 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, Grantor has executed this instrument on the 14th day of January, 2026.

Anthony Lee Grant by Charles K. Grant, his attorney-in-fact

Meghan Grant by Charles K. Grant, her attorney-in-fact

Angela M. Grant by Charles K. Grant, her attorney-in-fact

Joseph E. Grant by Charles K. Grant, his attorney-in-fact

Barbara L. Jaworski by Charles K. Grant, her attorney-in-fact

L. David Grant by Charles K. Grant, his attorney-in-fact

Andria Janelle Grant by Charles K. Grant, her attorney-in-fact

Marian Anesi by Charles K. Grant, her attorney-in-fact

Charles K. Grant

Michael A. Grant by Charles K. Grant, his attorney-in-fact

Channon Brinkley by Charles K. Grant, her attorney-in-fact

Ora G. Chowbay by Charles K. Grant, her attorney-in-fact

Erica Gooch by Charles K. Grant, her attorney-in-fact

Rita A. Grant by Charles K. Grant, her attorney-in-fact

Verleon G. Pope by Charles K. Grant, her attorney-in-fact

Roscoe C. Grant, Jr. by Charles K. Grant, his attorney-in-fact

John Grant by Charles K. Grant, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles K. Grant, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Anthony Lee Grant and Angela M. Grant and Barbara L. Jaworski and Andria Janelle Grant and Charles K. Grant and Channon Brinkley and Erica Gooch and John Grant and Meghan Grant and Joseph E. Grant and L. David Grant and Marian Anesi and Michael A. Grant and Ora G. Chowbay and Rita A. Grant and Roscoe C. Grant, Jr. and Verleon G. Pope, heirs at law of Verleon H. Grant, deceased, and he is authorized by Anthony Lee Grant and Angela M. Grant and Barbara L. Jaworski and Andria Janelle Grant and Charles K. Grant and Channon Brinkley and Erica Gooch and John Grant and Meghan Grant and Joseph E. Grant and L. David Grant and Marian Anesi and Michael A. Grant and Ora G. Chowbay and Rita A. Grant and Roscoe C. Grant, Jr. and Verleon G. Pope, heirs at law of Verleon H. Grant, deceased to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of January, 2026.

Notary Public

My Commission Expires:

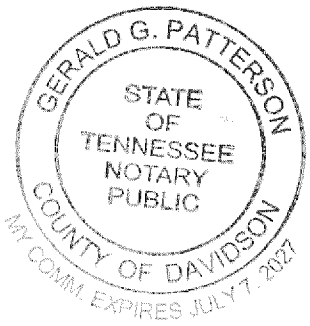


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of David Lipscomb's Subdivision, as of record in Book 547, page 145, Register's Office for said County.

Said Lot No. 6 fronts 55 feet on the southerly side of Hillview Heights, formerly Woods Avenue, and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Verleon Hunt Grant by deed dated October 30, 1974 from William J. Washington and wife, Audrey Washington of record in Book 4866, Page 78, Register's Office for Davidson County, Tennessee. Verleon Hunt Grant having since died intestate on February 8, 2021 leaving Anthony Lee Grant and Angela M. Grant and Barbara L. Jaworski and Andria Janelle Grant and Charles K. Grant and Channon Brinkley and Erica Gooch and John Grant and Meghan Grant and Joseph E. Grant and L. David Grant and Ora G. Chowbay and Rita A. Grant and RonaldL. Grant, Sr. and Roscoe C. Grant, Jr. and Verleon G. Pope as her heirs at law. See Affidavit of Heirship in Instrument No. 20210322-0037810 and Amended Affidavit of Heirship of record in Instrument No. 20210330-0041928, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 10, 2024 of record in Instrument No. 20240517-0036819, Register's Office for Davidson County, Tennessee, Ronald L. Grant conveyed his interest in subject property to Charles K. Grant, Verleon G. Pope and Rita A. Grant.

TOGETHER WITH A JOINT EASEMENT for block wall and driveway as more fully described in the instrument of record in Book 6151, page 291, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, Page 145, Register's Office for Davidson County, Tennessee.
3. Joint Easement of record in Book 6151, Page 291, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 1/20/2026 (date of document).

Affiant Signature

1/20/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

