Karen Johnson
Batch # 1382777
02/19/2026 10:13:47 AM
Fees: $18.00 Taxes: $3,792.50
Davidson County
DEEDWARR
3 pgs
20260219-0013217

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64348
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fripalm Land Company, LLC, a Tennessee Limited Liability Company 133 Taggart Ave. Nashville, TN 37205	Fripalm Land Company, LLC a Tennessee Limited Liability Company 133 Taggart Ave. Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 13112005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,025,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Jane Boyd, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fripalm Land Company, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Battery Park of record in Book 1130, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description. Described in prior conveyances as:
Land in Davidson County, Tennessee, being Lot #22 on the Plan of a Subdivision called Battery Park, not of record, being a subdivision of the Sam W. Shacklett Lands, which is part of Zenaida Place, and described according to a copy of a survey thereof made by Blanchard & Parrish, Engineers, dated September, 1941, as follows: SAID LOT #22 fronts 100 feet on the southerly side of Biltmore Drive and runs back between parallel line 200 ft. to a dead line.

Being the same property conveyed to William Boyd, and wife, Mary H. Boyd, by Warranty Deed from Dora S. Swift and husband, Reuben H. Swift, dated September 23, 1966, and recorded on October 10, 1966, of record in Book 4066, page 185, Register's Office for Davidson County, Tennessee. The said Mary H. Boyd and William Boyd have since died, with Mary H. Boyd predeceasing William Boyd. The Last Will and Testament of William Boyd of record in Case No. 24P280, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to William Earl Boyd and Mary Jane Boyd, as tenants in common, fifty percent each. By Affidavit of Heirship of record in Instrument No. 20240910-0069731, said Register's Office, William Earl Boyd and Mary Jane Boyd were established as the heirs at law of William Boyd. By Executors Deed, dated September 23, 2024, recorded September 23, 2024, of record in Instrument No. 20240923-0073795, said Register's Office, William Earl Boyd, Executor for the Estate of William Boyd conveyed subject property to William Earl Boyd and Mary Jane Boyd, as tenants in common. The said William Earl Boyd conveyed his interest in subject property to Mary Jane Boyd, by Quitclaim Deed dated October 25, 2024, recorded November 6, 2024, of record in Instrument No. 20241106-0086333, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 103, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. Restrictive Covenants of record in Book 1380, page 225, said Register's Office. (In deed from Sam W. Shacklett and wife to Emily Shacklett Shanklin of record in Book 999, page 323, an easement was reserved for a sewer line from the residence of Sam W. Shacklett - which is west of the property in question - to the septic tank of Sam W. Shacklett which is serving this residence - which is east of the property in question - and the grantee, Emily Shacklett Shanklin was given the right to tap said sewer line.) Possible easement for water set out in the deed of record in Book 519, page 217, said Register's Office.

This is improved property, known as 1117 Biltmore Drive, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of February, 2026.

Mary Jane Boyd

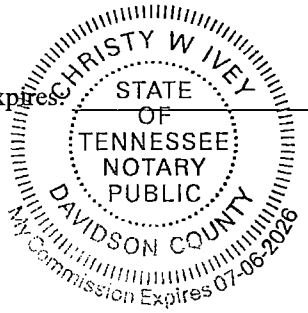
Mary Jane Boyd

State of Tennessee

County of Davidson

On this 18th day of February, 2026, before me the undersigned authority, personally appeared Mary Jane Boyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00.

Affiant

Sworn and subscribed before me this 18 day of February, 2026.

Notary

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029