WARRANTY DEED

T-WWR-26-5020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027

(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
5020 Montclair LLC	**New Owner**	
(NAME) **505 Church Street #2104**	(NAME)	**146-12-0-057.00**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN QUEEN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **5020 MONTCLAIR LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 480, Crieve Hall Estates, Section 6, of record in Book 2331, Page 1 and 2, in the Register's Office of Davidson County, Tennessee.

Said Lot #480 fronts 90.0 feet on the westerly margin of Montclair Dr. and runs back between parallel lines measuring 203.5 feet on the north side and 201.3 feet on the south side to a dead line in the rear measuring 90.0 feet thereon.

Being the same property conveyed to **Nathan Queen** by Executor's Deed of Distribution from **Nathan Queen, as Executor of the Estate of Connie Faye Mincy**, dated February 7, 2026, and recorded February 11, 2026, in Instrument No. 20260211-0010339, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to **David L. Mincy and wife, Connie Q. Mincy**, by Warranty Deed from **Clyde E. Jones and wife, Della M. Jones**, dated August 1, 1977, and recorded August 8, 1977, in Book 5181, Page 394, Register's Office of Davidson County, Tennessee.

David L. Mincy having since died, his interest in the subject property vested in **Connie Q. Mincy (also known as Connie Faye Mincy)** as the surviving tenant by the entirety.

The said **Connie Faye Mincy** having died testate on March 7, 2025, her interest in the subject property vested in **Nathan Queen**, as Devisee under the Last Will and Testament of Connie Faye Mincy, duly admitted to probate in Docket No. 25P672 in the Seventh Circuit Court for the Twentieth Judicial District of Metropolitan Nashville and Davidson County, Tennessee (Probate Division).

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 1 and 2, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1394037 DEEDWARR
03/17/2026 03:11 PM 3 pgs Warranty Deed
Fees: $18.00 Taxes: $1,480.00

20260317-0021368

- Restrictions of record in Book 2332, Page 92, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5020 Montclair Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 13th DAY OF MARCH, 2026.

Nathan Queen

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN QUEEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 March 13 2026 (date of document).

Brian Mitchell

Affiant Signature

Date March 13, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 13th day of March 2026.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 11/05/29

