Karen Johnson Davidson County
Batch # 1400378 DEEDWARR
04/02/2026 09:21:04 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20260402-0026320

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$375,000.00**

Subscribed and sworn to before me this 31st day of March, 2026.

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

Notary Public Affiant

My Commission Expires: 03/20/28

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **Jones Lighthouse 918, LLC**<br>**1901 Demarius Dr.**<br>**Nashville, TN 37216** | **Jones Lighthouse 918, LLC**<br>**300 Colbert Way**<br>**Nashville, TN 37206** | **073-05-0-053.00** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Glenda L. Herndon, unmarried** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Jones Lighthouse 918, LLC, an Alabama limited liability company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section V, Riverwood Heights, of record in Book 2854, Page 29, Register's Office for said County, and as follows:**

**Beginning at a point in the Northwesterly margin of Demarius Drive at the corner of Lots 8 and 9; thence with the line between said Lots, Northwesterly 203.3 feet to a point; thence Southwesterly 137.9 feet to the Easterly margin of Cooper Lane; thence with the margin of said lane, Southeasterly 131.25 feet to the beginning of a curve; thence around said curve, Easterly 39.27 feet to the margin of Demarius Drive; thence with the margin of the same, Northeasterly 120 feet to the point of beginning.**

**Being the same property conveyed to Jessie L. Herndon and wife, Glenda F. Herndon by Warranty Deed from Charles Randall Smith and wife, Linda Marie Graves Smith of record in Book 4505, Page 940, Register's Office for Davidson County, Tennessee, dated May 26, 1971 and recorded on May 28, 1971. Jessie L. Herndon is now deceased, having died 3/11/2011, leaving Glenda F. Herndon sole tenant by the entirety.**

**This is ( ) unimproved (X ) improved property known as: 1901 Demarius Dr., Nashville, TN 37216**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**Glenda F. Herndon and Glenda L. Herndon are one in the same person.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st day of March, 2026.

Glenda L. Herndon by Karen D. Foglesong
**Glenda L. Herndon by Karen D. Foglesong, attorney in fact**

**Power of Attorney of record in Instrument Number 20260331-0025649, Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2026, before me personally appeared **Karen D. Foglesong**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledges that she executed the within instrument for the purposes therein contained on behalf of **Glenda L. Herndon** and who further acknowledges that she executed the same as the free act and deed of **Glenda L. Herndon** as /her attorney in fact.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of March, 2026.

Mary Birthright
NOTARY PUBLIC
My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2027