Karen Johnson Davidson County
Batch# 1400830 DEEDWARR
04/02/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20260402-0026526

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2026

Notary Public

File No. AP-26-1872

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLI PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Super 98 Holdings, LLC	**New Owner**	
(NAME)	(NAME)	
1923 Overhill Drive		131-07-0D-004.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Angeline Nance Brickner, formerly known as Angeline Nance Perkins, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Super 98 Holdings, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1921 "B" on the Plan of Overhill Condominiums as shown on plat of record in Plat Book 6900, Page 93, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bettie P. Baxter And Torrey B. Nance both unmarried, joint tenants with the right of survivorship by Warranty Deed from Robert Pietro Debastiani and wife, Katherine A. Johnson of record in Book 9119, Page 213, Register's Office for Davidson County, Tennessee, dated October 15, 1993 and recorded on October 19, 1993.

Being the same property conveyed to The Bettie P. Baxter and/or Torrey B. Nance Revocable Living Trust, through Bettie P. Baxter and Torrey B. Nance, Trustee by Quitclaim Deed from Bettie P. Baxter And Torrey B. Nance of record in Instrument No. 20030401-0042658 Register's Office for Davidson County, Tennessee, dated March 29, 2003 and recorded on April 01, 2003.

Torrey B.Nance died on or about January 5, 2017. Bettie P. Baxter died on or about June 23, 2018.

Being the same property conveyed to Angeline Nance Perkins by Quitclaim Deed from Angeline N. Cole n.k.a. Angeline Nance Perkins and John R. Nance, Jr, Joint Successor Trustees of the Bettie P. Baxter and/or Torrey B. Nance Revocable Living Trust, dated March 29th, 2003 of record in Instrument No. 20181005-0099076 Register's Office for Davidson County, Tennessee, dated October 05, 2018 and recorded on October 05, 2018.

The subject property was not the principal residence of the Grantor or the Grantor's spouse.

This is property more commonly known as 1923 Overhill Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 31st day of March, 2026.

Angeline Nance Brickner

Angeline Nance Brickner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~31~~ 30th day of March, 2026, before me personally appeared Angeline Nance Brickner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~31~~ 30th day of March, 2026.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Alli Pinkston, 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 31, 2026**.

Date

Alli P

Affiant Signature

4/1/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

