Karen Johnson Davidson County
Batch# 1405180 DEEDWARR
04/14/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $5,242.90
20260414-0030392

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,417,000.00. Affiant Subscribed and sworn to before me, this the 8th day of April, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Volunteer State Development LLC	New Owner(s)	102-16-0-034.00
795 Greeley Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN FRANKLIN FLOYD, EXECUTOR OF ESTATE OF ALICE ANN VAUGHAN FLOYD BARGE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VOLUNTEER STATE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 246 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, Pages 95 and 96, Register's Office for said County.

Said Lot No. 246 fronts 154.74 feet on the Westerly side of Greeley Drive and extends back 379.4 feet on the Northerly line and 321.80 feet on the Southerly line to a dead line, measuring 211 feet thereon.

Being the same property conveyed to W.O. Floyd and wife, Alice V. Floyd by Warranty Deed from H. G. Hill Realty Company of record in Book 2491, Page 310, Register's Office for Davidson County, Tennessee, dated January 31, 1956 and recorded on February 06, 1956.

Said W.O. Floyd died on or about July 22, 1977, and and Alice V. Floyd died on November 2, 2025. John Franklin Floyd was named as Executor of the Estate of Alice Ann Vaughan Floyd Barge in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 25P2382.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 763 Greeley Drive, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of April, 2026.

Estate of Alice Ann Vaughan Floyd Barge

By: _____
John Franklin Floyd, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **John Franklin Floyd**, Executor of Estate of Alice Ann Vaughan Floyd Barge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said Estate for the purposes therein contained.

Witness my hand and seal this 8th day of April, 2026.

_____
Notary Public

My Commission Expires: 3-3-27

STATE OF TENNESSEE NOTARY PUBLIC
CARMON B. PRESLEY COUNTY OF ROBERTSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 8. 2026

Affiant Signature

14th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028