Karen Johnson Davidson County
Batch# 1409214 DEEDWARR
04/21/2026 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20260421-0032935

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $357,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2026.

Notary Public:
My Commission Expires: 11/5/29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Aldean Real Estate Holdings Irrevocable Trust II 1718 CHURCH STREET NASHVILLE, TN 37203	New Owner	133-07-0-112.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James C. Medley, Mark Medley, Mary Vanessa Huddleston, Jeremy Medley, Adam Medley, Dewey L. Medley, II and Brandi M. Medley, Heirs at Law of Katherine L. Medley**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Aldean Real Estate Holdings Irrevocable Trust II, dated December 30, 2025,** hereinafter called the Grantee(s), his/her/their 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. 51 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Fred J. Medley and wife, Katherine L. Medley by Warranty Deed from Susan K. B. E. Johnson, married, and husband, Raymond D. Johnson, Jr., dated 3/30/1998 and recorded 4/2/1998 in Book 10868, Page 583, Register's Office for Davidson County, Tennessee. The said Fred J. Medley aka Fred J. Medley, Sr. is reported to have died on November 13, 2007. The said Katherine L. Medley aka Katherine Louise Medley died intestate on October 11, 2025. Per Affidavit of Heirships of record in Instrument No. 202604210032929 and 202604210032930, the Heirs at Law of Katherine L. Medley are Mark Medley, James C. Medley, Mary Vanessa Huddleston, Jeremy Medley, Adam Medley, Dewey Lee Medley, Jr. and Brandi Medley. See also Affidavits of Heirship for Fred J. Medley, Jr of record in Instrument No. 202604210032933 and 202604210032934. Fred J. Medley, Jr was the son of Katherine L. Medley who predeceased her. See also Affidavits of Heirship for Dewey Lee Medley of record in Instrument No. 202604210032931 and 202604210032932. Dewey Lee Medley was the son of Kathereine L Medely who predeceased her.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Plat Book 1835, Pages 137 and 138, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX__) improved (____) unimproved property, known as: 3326 Mimosa Dr., Nashville, TN 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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 14th day of April, 2026.

James C. Medley

Mark Medley

Mary Vanessa Huddleston

Jeremy Medley

Adam Medley

Dewey L. Medley, II

Brandi M. Medley

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **James C. Medley, Mark Medley, Mary Vanessa Huddleston and Adam Medley, heirs at law of Katherine L. Medley**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of April, 2026.

Commission Expires: 9/27/26

Notary Public:

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Jeremy Medley, Dewey L. Medley, II and Brandi M. Medley, heirs at law of Katherine L. Medley,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of April, 2026.

Commission Expires: 9/27/26

Notary Public:

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Stevan 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 14, 2026

Affiant Signature

21st day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

