WARRANTY DEED

Karen Johnson Davidson County
Batch # 1413190 DEEDWARR
04/29/2026 01:14:55 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20260429-0037977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KENDALL D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hagerty & Jessica Hagerty	Success Mortgage Partners, Inc	
(NAME)	(NAME)	
601 Brentlawn Road	1200 S. Sheldon Road	146 15 0 108.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Plymouth, MI 48170	
(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, WE, **JOHN WILLIAM WILLEFORD AND WIFE, ROSEMARIE RUTH WILLEFORD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW HAGERTY AND JESSICA HAGERTY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 13 on the plan of BRENTWOOD HALL ANNEX, of record at Plat Book 2330, Page 69, Register's Office for said County, and described as follows:

Beginning at a point in the Southerly margin of Brentlawn Road, at the common front corner of Lots Nos. 13 and 12; thence with the line between said two lots Southerly 155 feet to a concrete monument, said point being the common rear corner of Lots Nos. 13 and 14; thence with the line between said lots Easterly 198.0 feet to a point in the Westerly margin of Overton Road; thence with the margin of the same Northerly 130.0 feet to a concrete monument at the beginning of a curve to the left; thence around said curve 39.3 feet to a concrete monument in the Southerly margin of Brentlawn Road; thence with the margin of the same Westerly 173.0 feet to the point of beginning.

Being the same property conveyed to John William Willeford and wife, Rosemarie Ruth Willeford, by Warranty Deed from Annie Mai Marlin, a widow and unmarried, of record in Book 5814, Page 663, in the Register's Office of Davidson County, Tennessee, dated November 02, 1981, and recorded on November 02, 1981.

Robyn Marie Kravitz herein signed as Attorney in fact for John William Willeford. Said Power of Attorney is of record Instrument No. 20260316-0020580 in the Registers office for Davidson County, Tennessee.

Robyn Marie Kravitz herein signed as Attorney in fact for Rosemarie Ruth Willeford. Said Power of Attorney is of record Instrument No. 20260316-0020580 in the Registers office for Davidson County, Tennessee.

MO2026-407

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 601 Brentlawn Road, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 17 day of April, 2026

John William Willeford
Robyn Marie Kravitz, Attorney in Fact
JOHN WILLIAM WILLEFORD
BY: ROBYN MARIE KRAVITZ, ATTORNEY IN FACT

Rosemarie Ruth Willeford
Robyn Marie Kravitz Attorney in Fact
ROSEMARIE RUTH WILLEFORD
BY: ROBYN MARIE KRAVITZ, ATTORNEY IN FACT

STATE OF MARYLAND
COUNTY OF Prince George's

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robyn Marie Kravitz, to me known to be the person who executed the foregoing instrument on behalf of John William Willeford and Rosemarie Ruth Willeford and acknowledged that he/she executed the same as the free act and deed of John William Willeford and Rosemarie Ruth Willeford.

Witness my hand and official seal this 17th day of April, 2026.

Commission expires: 12/09/2027

Cynthia Y Boone
Notary Public

CYNTHIA Y BOONE
NOTARY PUBLIC
Prince George's County, Maryland
My Commission Expires 12/09/2027