Karen Johnson Davidson County
Batch# 1418109 DEEDWARR
05/08/2026 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260508-0041835

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Donald C Henry Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald C. Henry, Jr.	New Owner	
(NAME)	(NAME)	059-14-0-22600
776 Rowan Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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, **Maureen L. Hines, a widow**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald C. Henry, Jr., unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 228 on the Plan of Haynes Park Estates, Section 4, as of record in Book 4300, page 44, 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 Lucian Hines and Maureen L. Hines by Deed dated August 24, 1987 from Secretary of Housing and Urban Development, recorded August 25, 1987, in Book 7334, Page 225, in the Official Records of Davidson County, Tennessee. Lucian Hines having since deceased August 12, 2024, leaving Maureen L. Hines as surviving tenant by entirety. See also Power of Attorney of record at Instrument No. _202605080041834_.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Official Records of Davidson County, Tennessee, 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 776 Rowan Drive, Nashville, TN 37207

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 7th day of May, 2026.

Maureen L Hines by Debra Smalling, her Attorney-In-Fact

Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2026, before me personally appeared Debra Smalling, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Maureen L. Hines, and who acknowledged that she executed the same as the free act and deed of Maureen L. Hines.

Witness my hand, at office, this 7th day of May, 2026.

Notary Signature
My commission expires: 08/07/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 7, 2026.

Affiant Signature

5/7/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of May, 2026.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026