RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1420814 DEEDWARR
05/14/2026 01:57:50 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20260514-0043537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0163

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kayla Hester	New Owner	Map: 091-12-0-241.00
(NAME) 601 40th Ave N	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($625,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANTHONY WEATHERFORD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KAYLA HESTER, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, Being Lots No. 1 and No. 2 on the Plan of the Subdivision of the land of Mrs. Mary Harwell, which Subdivision is not of record, described as follows:

Beginning at the northwest corner of 40th Avenue, North, formerly Clifton Avenue, and Delaware Avenue, formerly Correy Street; thence northerly with the westerly margin of 40th Avenue, North, one hundred (100) feet to a point in the line between Lots Nos. 2 and 3 on said plan; thence with said line in a westerly direction, parallel to Delaware Avenue, two hundred (200) feet to the east margin of a 25 foot alley; thence with the east margin of said Avenue in a southerly direction, parallel to 40th Avenue, North, one hundred (100) feet to the northerly margin of Delaware Avenue; thence with the margin of the same easterly two hundred (200) feet to the beginning.

Less and except the property described in Warranty Deed 20141209-0112652 being more particularly described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Town of Clifton, as of record in Plat Book 21, page 35, Register's Office for Davidson County, Tennessee and being part of Lot No. 1 on the unrecorded plan of Mary Harwell's Subdivision of Lot No. 7 and part of Lot No. 12 on the Map of the Town of Clifton described as follows:

Beginning at a point 100 feet west from the northwest corner of 40th Avenue North, formerly Clifton and Delaware, formerly Correy Street; thence westwardly 100 feet on the north margin of said Delaware to the easterly margin of an alley; thence northwardly along the east boundary of said Alley 50 feet to the intersection of Lot No. 2 of said plan; thence eastwardly 100 feet on said boundary line to a point; thence southwardly 50 feet to the beginning.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Town of Clifton, as of record in Plat Book 21, page 35, Register's Office for Davidson County, Tennessee and being all of Lot No. 2 on the unrecorded plan of Mary Harwell's Subdivision of Lot No. 7 and part of Lot No. 12 on the Map of the Town of Clifton described as follows:

Beginning on the westerly margin of 40th Avenue North, formerly Clifton at a point 50 feet north of the northerly margin of Delaware Avenue, said point being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly and parallel with the northerly margin of Delaware Avenue, 200 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 200 feet to the westerly margin of 40th Avenue North; thence with said avenue southwardly 50 feet to the beginning.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Being the same property conveyed to Tara N. Kelley, a single woman, by deed from Best Built Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20200611-0059899, dated June 10, 2020, Register's Office for said County. The said Tara N. Kelley died intestate on March 7, 2025, leaving as Sole Heir the Grantor herein. See also Affidavits of Heirship of record in Instrument No. 20260514-0043535, and Instrument No. 20260514-0043536, said Register's Office. See also Probate File No. 25P-682 of record in Probate Court of Davidson County, Tennessee. See also Administrators Deed of record in Instrument No. 20260406-0027493, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 601 40th Ave N, Nashville, TN 37209
(House No.) (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 our hands this 13th day of May, 2026.

Anthony Weatherford

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 Anthony Weatherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 13th day of May, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY