Karen Johnson
Batch # 1425204
05/26/2026 03:26:10 PM
Fees: $23.00 Taxes: $1,258.00

Davidson County
DEEDWARR
4 pgs

20260526-0047757

WARRANTY DEED

This indenture made this 29th day of April 2026, by and between **HERITAGE TITLE SOLUTIONS, INC., a Florida Corporation,** of Fort Myers, Florida, Grantor, and party of the first part, and **NASHVILLE ORIENT ANCIENT AND ACCEPTED SCOTTISH RITE MASONIC TEMPLE,** of 1204 Avondale Circle, Nashville, Tennessee 37207, Grantee, and party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Three Hundred Forty Thousand Dollars ($340,000.00), and other good and valuable considerations to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell, and convey unto the said party of the second part, the following described premises to wit:

> Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Davis Subdivision, of record in Instrument No. 20030522-0070068, Register's Office for Davidson County, Tennessee and being described on said plan as follows:
>
> Beginning at an Iron Pin (set), said point being located in the easterly margin of Whites Creek Pike and also being in the southerly boundary line of the remaining property of Randall P. Davis, thence with the southerly boundary line of Randall P. Davis North 61 degrees 50 minutes 33 seconds East 252.63 feet to an Iron Pin (set); thence with the westerly boundary line of the remaining property of Randall P. Davis South 43 degrees 30 minutes 47 seconds East 66.50 feet to an Iron Pin (set); thence with the Northerly boundary line of Lot No. 4 on the plan of Davis Subdivision South 54 degrees 12 minutes 58 seconds West 248.63 feet to an Iron Pin (set) in the easterly margin of Whites Creek Pike; thence with the easterly margin of Whites Creek Pike with a curve to the left (radius of 11,489.16 feet) a arc distance of 100.00 feet to the point of beginning, containing 20,452 square feet and/or 0.47 acres, more or less according to a survey by Murray Wall & Company, P.C., dated September 16, 2002.
>
> Including in this conveyance is the transfer of any timber and mineral rights in and to said property, if applicable.

BEING A PORTION of the same property Heritage Title Solutions, Inc., acquired from Jessica Laitinen, by Deed dated September 18, 2025, and recorded on October 28, 2025, as **Instrument Number 20251028-0085650;** and **BEING A PORTION** of the same property Heritage Title Solutions, Inc., acquired from Brian Canada II by Deed dated September 25, 2025, and recorded on October 28, 2025, as **Instrument Number 20251028-0085651;** and **BEING A PORTION** of the same property Heritage Title Solutions, Inc., acquired from Robert Canada by Deed dated September 25, 2025, and recorded on October 28, 2025, as **Instrument Number 20251028-0085652**, all in the Register's Office for Davidson County, Tennessee.

The 2026 responsible property tax payer will be the Grantee, whose address is: Nashville Orient Ancient and Accepted Scottish Rite Masonic Temple, 1204 Avondale Circle, Nashville, Tennessee 37207.

Map/Parcel #: 049-00-0-366.00

THE DRAFTSMAN OF THIS INSTRUMENT MAKES NO WARRANTY OR GUARANTEE AS TO MATTERS OF TITLE OR SURVEY DUE TO THE DESCRIPTION BEING TAKEN FROM PRIOR DEED.

THIS INSTRUMENT MUST BE RECORDED IN THE REGISTER OF DEEDS OFFICE.

To have and to hold same with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

To have and to hold the said premises to the said party of the second part in FEE SIMPLE, his/her/their heirs and assigns, forever. And the said party of the first part, for themselves and their heirs, executors, and administrators, do hereby covenant with the said party of the second part, his/her/their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed, and have full power, authority, and right to convey the same; that said premises are free from all encumbrances with covenants of Special Warranty. This instrument warrants the property only as to the length of time the party of the first part has been in possession of the real estate.

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IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals the day and year first above written.

HERITAGE TITLE SOLUTIONS, INC.,

By: Blake Jones, Its: Managing Member

STATE OF FL)
) ss.
COUNTY OF Lee)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainor, **HERITAGE TITLE SOLUTIONS, INC., a Florida Corporation**, by Blake Jones, its Managing Member with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 8-27-2027

Notary Public State of Florida
Susan R. O'Berski
My Commission HH 411356
Expires 8/27/2027

****

STATE OF FL)
) ss.
COUNTY OF Lee)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00 which is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT, BLAKE JONES

Sworn to and subscribed before me this 29th day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 8-27-2027
NOTARY ID: HH 411356

Notary Public State of Florida
Susan R. O'Berski
My Commission HH 411356
Expires 8/27/2027

THIS INSTRUMENT PREPARED BY:

Misty Kennedy
Attorney at Law
P.O. Box 428
Tazewell, TN 37879
(423) 626-1990

INQUIRY CONTACT:

IMAG TITLE, LLC
120 London Shopping Center
London, KY 40741
(606) 260-8222