THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454297** Karen Johnson Davidson County Batch# 1425271 DEEDWARR 05/27/2026 08:33:30 AM 3 pgs Fees: $18.00 Taxes: $3,431.75 20260527-0047844	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $927,500.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2026. Notary Public My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Clifford A. Robb and Ebba K. Robb 913 Whiteheath Court Nashville TN 37221	Send Tax Bills To: Regions Bank d/b/a Regions Mortgage P.O. Box 200401 Florence, SC 29502-0401	Tax Information: Tax Parcel ID No. 142 16 0A 038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nowell Pinney Hesse and Alyce Newlin Hesse, both unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Clifford A. Robb and Ebba K. Robb, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 as shown on the Plat of DEVON PARK, PHASE ONE, a Planned Unit Development, of record in Plat Book 5200, Pages 670-672, in the Register's Office for Davidson County, Tennessee, together with a right and easement of enjoyment in and to the Common Area as defined and as set out in the Declaration of Covenants, Conditions and Restrictions for DEVON PARK, PHASE I, of record in Book 6176, Page 7, as amendment record in Book 6541, Page 542 and Book 6967, Page 156 said Register's Office, to which Declaration this conveyance is subject.

Being the same property conveyed to Nowell Pinney Hesse and Alyce Newlin Hesse, husband and wife, by Warranty Deed from David Tucker as Administrator of the Estate of Ann Kathryn Tucker and Robert Abbott Tucker as Executor of the Estate of Mable Tucker, of record in Instrument No. 20191126-0121996, in the Register's Office of Davidson County, Tennessee, dated November 21, 2019, and recorded on November 26, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON PARK, PHASE ONE, as recorded in Plat Book 5200, Page(s) 670-672.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6176, Page 7, as amended in Book 6541, Page 542 and Book 6967, Page 156.

Charter for Devon Park Homeowners Association, recorded as Book 7372, Page 862.

By Laws for Devon Park Homeowners Association recorded as Book 8276, Page 53.

This is improved property located at 913 Whiteheath Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2026.

Nowell Pinney Hesse

Alyce Newlin Hesse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nowell Pinney Hesse and Alyce Newlin Hesse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2026.

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Tonya Cherry,** 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 this the 26 day of May, 2026.

Affiant Signature
Date 5-26-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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