NEW OWNER:
NASHVILLE METRO HOLDINGS, LLC
3000 MERIDIAN BLVD, STE 160
FRANKLIN, TN 37067

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-0667

Map & Parcel
05912001400

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1427025 DEEDWARR
06/01/2026 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20260601-0049279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TRACEY M. LEE** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 254, on the Map of Trinity Hills Village, section 2, 1st Addition, as shown on the plat of the same of record in Plat Book 4460, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stanley Robinson by Warranty Deed (Corporate Form) from Hutton Inc., Realtors, dated July 13, 1978, and of record in Book 5311, Page 539, Register's Office for DAVIDSON County, Tennessee. Stanley Robinson is now deceased, having died unmarried and intestate in Davidson County, Tennessee on October 28, 2025. For further reference to title, see Affidavit of Heirship, of record in Instrument No. 20251209-0097932, in the Register's Office for Davidson County, Tennessee, whereby it states the only heir-at-law to Stanley Robinson was his daughter, Tracey M. Lee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **613 MACLAURIN COURT, NASHVILLE, TN 37207**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4460, Page 46, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 29th day of May, 2026.

Tracey M Lee

TRACEY M. LEE

STATE OF TENNESSEE

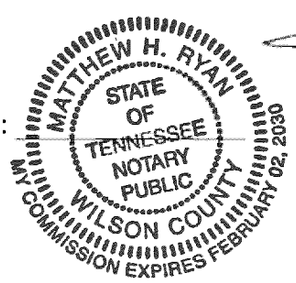
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TRACEY M. LEE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of May, 2026.

NOTARY PUBLIC

My commission expires:



****

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00**.

AFFIANT

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

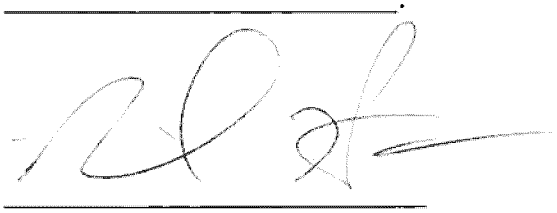
NOTARY PUBLIC

My commission expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 5/29/26.



Affiant Signature

5/29/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of May, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

