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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1427091 DEEDWARR
06/02/2026 09:58:38 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20260602-0049353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

D DYLAN POTTER Affiant STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2C DAY OF May

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Davdes Investments, LLC	Same	
(NAME)	(NAME)	
804 Highland Crest Drive		129 15 0 093.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **ESTATE OF GAIL SINGLETON GIVEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVDES INVESTMENTS, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 96 on the Plan of WEST MEADE HIGHLANDS SECTION II as of record in Plat Book 3700, Pages 124 and 125, Register's Office for said County.

Said Lot No. 96 fronts 100 feet on the Northerly side of Highland Crest Drive and extends back between lines, measuring 134.73 feet on the Easterly line and 149.6 feet on the Esterly line to a dead line in the rear, which is a broken line, on which it measures 125.38 feet thereon.

Being the same property conveyed to William M. Given Jr. And Wife, Gail S. Given, by Warranty Deed from Davidson Road Corporation, a Tennessee, corporation, of record in Book 4314, Page 557, in the Register's Office of Davidson County, Tennessee, dated March 03, 1969, and recorded on March 04, 1969. The said William M. Given Jr. died on September 26, 2016, then Gail S. Given died February 11, 2026, testate, devising subject property to Gwen Brewer and Deborah Dalida and William M. Given, III. See Probate Case 26P398, Davidson County, in the Seventh Circuit (Probate) Court.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 804 Highland Crest Drive, Nashville, TN 37205
(House Number) (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 my hand this 21st day of May, 2026

ESTATE OF GAIL SINGLETON GIVEN

BY:

GARY A. BREWER, EXECUTOR

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 Estate of Gail Singleton Given, the bargainor, 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 21st day of May, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public