WARRANTY DEED

Karen Johnson Davidson County
Batch# 1429642 DEEDWARR
06/09/2026 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20260609-0051782

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/07/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HJL Properties, LLC	HJL Properties, LLC	084-10-0-074.00
(NAME) PO BOX 140510	(NAME) SAME	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Jean Martin, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **HJL Properties, LLC, a Tennessee Liability Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Donelson Meadows, Section II, of record in Book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee, described as follows:Beginning at a point in the northerly margin of Brookview Drive at the common corner of Lots 79 and 80; thence with the line between said lots, northerly 216.3 feet to the southerly margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way, westerly 181 feet to the easterly margin of Barker Road; thence with the margin of the same, southerly 234.77 feet to the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to the north margin of Brookview Drive; thence with the margin of the same, easterly 169.4 feet to the point of beginning.

Being the same property conveyed to Horace Hayes Martin and wife, Betty Jean Martin by Deed from L.B. Jones and wife, Robbye R. Jones, dated 04/25/1962, of record in Book 3374, Page 1, Register's Office for Davidson County, Tennessee.

The said Horace Hayes Martin died 12/12/2019 leaving his wife, Betty Jean Martin as sole surviving heir.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2116 Brookview Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of June, 2026.

Betty Jean Martin by Cheryl Bohan her atty in fact

Betty Jean Martin by Cheryl Bohan her atty in fact

Betty Jean Martin by Horace Gregory Martin her atty in fact

Betty Jean Martin by Horace Gregory Martin her atty in fact

State of Tennessee
County of Wilson

On this 5th of June, 2026, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cheryl Bohan and Horace Gregory Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they are the attorney-in-fact of Betty Jean Martin, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No.: _____, Register's Office of Davidson County, Tennessee.

5th TH June TH

Witness my hand and Official seal this ~~22nd~~ day of ~~May~~, 2026.

Tracey Trumphouse

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUSE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 June 5, 2026.

Lissa Groom
Affiant
Date: June 5, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5th day of June, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON