Karen Johnson Davidson County
Batch# 1438680 DEEDWARR
06/26/2026 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260626-0058185

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 390,000.00.

Affiant

Subscribed and Sworn before me this ~~23rd~~ 25th day of June, 2026.

Notary Public
My commission expires: 10/25/2026

TIERRA STAGGS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Susan Lynn Draper 4909 Yorkshire Road, Nashville, TN 37211	New Owner	161-10-0A 231.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Freda Lynn Lovely, a widow, a.k.a Freda P. Hanna** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Susan Lynn Draper, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 336 on the Plan of Villages of Brentwood, Phase 3, a Planned Unit Development as of record in Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Freda P. Hanna, unmarried, by Warranty Deed from Robin E. Searcy of record in Book 11014, Page 87, Register's Office for Davidson County, Tennessee, dated June 30, 1998, and recorded July 9, 1998.
Freda P. Hanna married Franklin David Lovely on October 19, 2012, and is known as Freda Lynn Lovely. Franklin David Lovely passed away on October 12, 2023.

Map/Parcel 161-10-0A-231.00-CO

This is [ ] improved [ ] unimproved property known as 4909 Yorkshire Road, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 23rd day of June , 2026.

Freda Lynn Lovely

Freda Lynn Lovely

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~RUTHERFORD~~ Fort Bend

On this 23rd day of June, 2026, before me personally appeared Freda Lynn Lovely, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of June, 2026.

Notary Signature
My commission expires: 10/4/26

SHATORIA L REYNOLDS
Notary Public, State of Texas
Comm. Expires 10-04-2026
Notary ID 124125106

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tiena Staggs, 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 June 23rd, 2026.

Custodian's Signature

06/25/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of June, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/19/28

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202606260058185