Karen Johnson Davidson County
Batch# 1442630 DEEDWARR
07/06/2026 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260706-0060706

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $495,000.00. Kirsten Vorder Affiant Subscribed and sworn to before me, this the 30th day of June, 2026. Notary Public My commission expires: 1/22/30 (AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
BP Development LLC	New Owner	**090-12-0-165.00**
2019B Galbraith Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia F. Filipek, Personal Representative of the Estate of Mary B. Isenman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BP Development LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Charlotte Park Subdivision, Section II, of record in Plat Book 2663, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Mary B. Isenman, unmarried, by Warranty Deed dated February 10, 2010, from Louis E. Loughran and wife, Audrey Loughran, of record in Instrument No. 20100211-

0010900, Register's Office for Davidson County, Tennessee. Mary B. Isenman died testate on January 5, 2026, and pursuant to the Last Will and Testament of Mary B. Isenman of record in Docket No. 26P216, Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Patricia F. Filipek was appointed Personal Representative of the Estate. Also pursuant to the Will, all real property is to be administered as part of the probate estate and the Personal Representative is vested with the authority to sell and convey the said real property.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Plat Book 2663, Pages 22 and 23, Register's Office for Davidson County, Tennessee.**

2) **Easement to The Tennessee Electric Power Company of record in Book 787, Page 15, said Register's Office.**

3) **Covenants and Agreements to the City of Nashville regarding sewerage system of record in Book 2593, Page 566, said Register's Office.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 6304 Edsel Drive, Nashville, TN 37209.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 30 **day of June, 2026.**

Patricia F. Filipek

Patricia F. Filipek, Personal Representative of the Estate of Mary B. Isenman

STATE OF ARKANSAS
COUNTY OF Pulaski

Personally appeared before me, a Notary Public of said County and State, Patricia F. Filipek, Personal Representative of the Estate of Mary B. Isenman the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Little Rock **(City), Arkansas, this** 30th **day of June, 2026.**

Jacqueline Talley

Notary Public
My Commission Expires: 1-29-2028

JACQUELINE TALLEY
Notary Public - Arkansas
Pulaski County
Commission # 12364305
My Commission Expires Jan 29, 2028

I, Kirsten Virden, 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 06/30/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 06/30/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

