Karen Johnson
Batch # 1449047
07/20/2026 09:46:52 AM
Fees: $13.00 Taxes: $10,360.00
Davidson County
DEEDWARR
2 pgs
20260720-0065161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 day of July, 2026.

(Affix Seal) Notary Public

My Commission Expires: 03/12/28

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO MY COMMISSION EXPIRES MAR

2026-06-4307

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Henry Gordon Wynn, III and Karin Adams Wynn 2005 Otter Valley Lane Nashville, TN 37215	NEW OWNER	Map/Parcel 144-12-0-026.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mariclare Brown, an unmarried person**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Henry Gordon Wynn, III and Karin Adams Wynn, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 30 on the Plan of Otter Creek Hills, as of record in Plat Book 2900, pages 110 & 111, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to R. Sclater Brown, Jr. and wife, Lenore T. Brown by Warranty Deed from Richard Douglas, III and wife, Bettye Carole Douglas of record in Book 9692, Page 456, Register's Office for Davidson County, Tennessee, dated May 31, 1995 and recorded on june 06, 1995.

The Said R. Sclater Brown, Jr. died on March 14, 2007, whereupon Lenore R. Brown became the sole owner of the Property as surviving tenant-by-the-entirety.

The said Lenore R. Brown thereafter died intestate on April 5, 2022, whereupon the Property vested in her sole heir-at-law, Mariclare W. Brown, as reflected in the Affidavit of Heirship of record as Instrument No. 20221003-0108674, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Mariclare W. Brown by Quitclaim Deed from Mariclare W. Brown, unmarried, by and through Jack W. Robinson, Jr., Trustee of record in Instrument No. 20221010-0111002 Register's Office for Davidson County, Tennessee, dated October 10, 2022 and recorded on October 10, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2005 Otter Valley Lane, Nashville, TN 37215.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the _____ day July, 2026.

Mariclare Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of July, 2026, before me personally appeared Mariclare Brown, 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 17 day of July, 2026.

Notary Signature
My commission expires:

