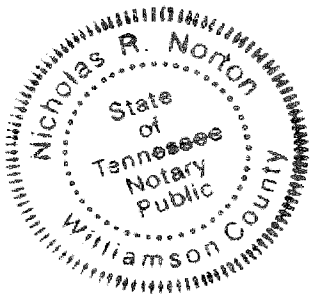
Karen Johnson Davidson County
Batch# 1456523 DEEDWARR
08/07/2026 12:28:30 PM 9 pgs
Fees: $48.00 Taxes: $2,497.50
20260807-0072977



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this July 23, 2026.

Notary Public

My commission expires: 2-2-2030

THIS INSTRUMENT PREPARED BY:
Nicholas R. Norton, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Robin Plummer and Christy Plummer	NEW OWNER	104-06-0-092.00
2501 ~~300~~ Fairfax Ave		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Mary Eleanor Ligertwood, St. Thomas Health Foundation, Our Kids, Inc., Atlanta Community Food Bank, Inc., and C. Mark Taylor, as Trustee of The James Herschel Estes, Jr, Residual Trust

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

David Robin Plummer and Christy Plummer, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in book 332, pages 124 and 125, Register's Office for said County,

Said Lot No. 62 fronts 60 feet on the Northerly side of Fairfax Avenue and runs back 195 feet on the Easterly line and 200 feet on the Westerly line to an alley, measuring 60 feet thereon.

Being the same property conveyed to James H. Estes and wife, Emily G. Estes by Warranty Deed from Martha Beneke of record in Book 3342, Page 343, Register's Office for Davidson County,

Tennessee, dated February 16, 1962 and recorded on February 19, 1962, reserving a life estate in Callie Downing. Said Callie Downing having died in May 1982.

Being the same property conveyed to James H. Estes, Jr. by Quitclaim Deed from James H. Estes and wife, Emily G. Estes of record in Book 10242, Page 234, Register's Office for Davidson County, Tennessee, dated October 29, 1996 and recorded on October 30, 1996, reserving a life estate in James H. Estes and Emily G. Estes. Said James H. Estes having died on or about June 2, 2006, and said Emily G. Estes having died on or about August 19, 2007.

Thereafter, James H. Estes Jr., having died testate on or about March 30, 2022, leaving a Last Will and Testament that devised his residual estate to Mary Eleanor Ligertwood, St. Thomas Health Foundation, Our Kinds, Inc., Atlanta Community Food Bank, Inc., and C. Mark Taylor, as Trustee of The James Herschel Estes, Jr, Residual Trust (collectively, the "Beneficiaries"), as tenants in common according to the percentages set forth in said Last Will and Testament. The Last Will and Testament is being probated in the Circuit Court in Davidson County, Tennessee, Probate Division, at Case No. 22P671, in which the Beneficiaries consented to the sale of the subject property and the Court ordered that it be sold and the proceeds partitioned within the probate case among the Beneficiaries. The Court further ordered, with consent of all Beneficiaries, that Adam Barber, Esq., and Frank Steiner, Esq., be granted authority to sign all documents necessary to effect the sale of the subject property, including the deed.

This is ☒ improved ☐ unimproved property known as 300 Fairfax Ave, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their respective heirs, assigns 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.

IN WITNESS WHEREOF the Grantors, joined by the undersigned pursuant to the June 25, 2026 Order of the Circuit Court of Davidson County, Tennessee, in Case No. 22P671, have hereunto executed this instrument on this the 23rd day of July, 2026.

per order 6.26.26 — per order 6.26.26

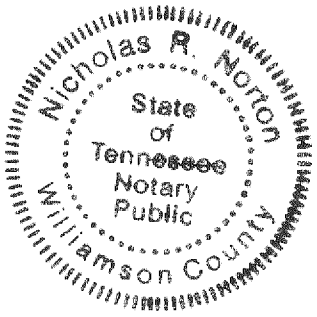
Adam Barber, Esq. — Frank Steiner, Esq.

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, Adam Barber and Frank Steiner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of July, 2026.

Notary Public
My Commission Expires: 2-2-2030



Mary Eleanor Ligertwood

Mary Eleanor Ligertwood, by Adam Barber, Attorney-in-Fact

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, Adam Barber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument on behalf of Mary Eleanor Ligertwood for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Mary Eleanor Ligertwood, and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal this _____ day of July, 2026.

Notary Public
My Commission Expires: _____

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, Adam Barber and Frank Steiner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of July, 2026.

_____
Notary Public
My Commission Expires: _____

Mary Eleanor Ligertwood

Adam Barber as POA for Mary Eleanor Ligertwood
Mary Eleanor Ligertwood, by Adam Barber, Attorney-in-Fact

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, Adam Barber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument on behalf of Mary Eleanor Ligertwood for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Mary Eleanor Ligertwood, and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal this 4th day of August, 2026.

Jessica Ann Cleco
Notary Public
My Commission Expires: 01-04-26

JESSICA ANN CLECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

St. Thomas Health Foundation

By: _____

Name: APRIL Posey

Its: Executive Director, Corp Partnerships

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, April Posey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of St. Thomas Health Foundation, the within named bargainor, a corporation, and that such president or other officer as such Executive Director executed the foregoing instrument for the purpose therein contained, by personally signing in the name of the corporation as its authorized signatory.

Witness my hand and official seal this 27th day of July, 2026.

_____
Notary Public
My Commission Expires: 11/15/2028

JESSICA N GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 11-15-2028

Our Kids, Inc.

By: Sue Fort White

Name: Sue Fort White

Its: Executive Director

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, Sue Fort White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Our Kids, Inc., the within named bargainor, a corporation, and that such president or other officer as such Sue Fort White, Executive Director executed the foregoing instrument for the purpose therein contained, by personally signing in the name of the corporation as its authorized signatory.

Witness my hand and official seal this 24th day of July, 2026.

Margaret Brandon
Notary Public
My Commission Expires: 07/07/2027

MARGARET BRANDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Atlanta Community Food Bank, Inc.

By: Greg Sims

Name: Greg Sims

Its: Chief Development Officer

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Greg Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Atlanta Community Food Bank, Inc., the within named bargainor, a corporation, and that such president or other officer as such Greg Sims, executed the foregoing instrument for the purpose therein contained, by personally signing in the name of the corporation as its authorized signatory.

Witness my hand and official seal this 27 day of July, 2026.

Debora D Morris

Notary Public
My Commission Expires: 2/28/2028

DEBORA D MORRIS
My Commission Expires
NOTARY PUBLIC
02/11/2028
DOUGLAS COUNTY, GEORGIA

C. Mark Taylor, as Trustee of The James Herschel Estes, Jr, Residual Trust, AND as Personal Representative of the Estate of James Herschel Estes, Jr.

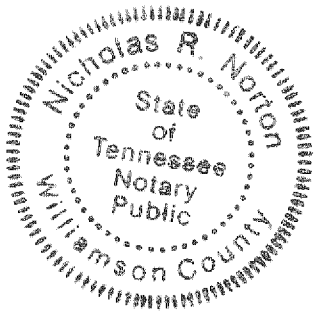
C. Mark Taylor, by Frank Steiner, Attorney-in-Fact

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, Frank Steiner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument on behalf of C. Mark Taylor for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for C. Mark Taylor, and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 31st day of July, 2026.

Notary Public
My Commission Expires: 2-2-2030



Lenders Title Company File No. TN-2602375-7524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 8/4/26 (date of document).

Michelle W Kendig
Affiant Signature

8/4/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th day of August, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

