THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1456650 DEEDWARR
08/07/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,097.90
20260807-0073194

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Headden Real Estate, LLC 100 Winners Circle N, Suite 170 Brentwood, TN 37027	SAME AS NEW OWNER	160-03-0-092.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Claire O. Barnes, Successor Trustee of Marion S. O'Brien Revocable Living Trust Agreement Dated June 25, 1996**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Headden Real Estate, LLC, a Limited Liability Company**, hereinafter called the Grantee(s), and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Real property lying and being in Davidson County, Tennessee, as follows, to wit:

Lot 221 as set out and shown on the Final Plat of the Resubdivision of Lots 222 and 221, Haileywood Estates Section 8-A, as of record at Instrument No. 20220323-0033357, Davidson County Register of Deeds, which plat voided and vacated the Plan of Haileywood Estates Section 8-A, at Plat Book 2854, page 82, Davidson County Register of Deeds, as to the said Lots 222 and 221.

Being part of the same property conveyed to Marion S. O'Brien, Trustee of the Marion S. O'Brien Revocable Living Trust Agreement dated June 25, 1996, by Quitclaim Deed from Marion S. O'Brien, filed on 06/26/1996, at Book 10098, page 819, Davidson County Register of Deeds. Claire O. Barnes is the Successor Trustee of the said Trust.

This is property commonly known as 5316 Anchorage Drive, Nashville, TN 37220*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's representative below, this 5TH **day of August, 2026**:

CLAIRE O. BARNES, SUCCESSOR TRUSTEE OF MARION S. O'BRIEN REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 25, 1996

Claire O Barnes

By: Claire O. Barnes, Successor Trustee

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Claire O. Barnes**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Successor Trustee** of **The Marion S. O'Brien Revocable Living Trust Agreement Dated June 25, 1996**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **The Marion S. O'Brien Revocable Living Trust Agreement Dated June 25, 1996** for the purposes therein contained.

Witness my hand and official seal on this the 5 day of August, **2026**:

NOTARY PUBLIC

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 21, 2030

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$567,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 5 DAY OF **August, 2026:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 21, 2030

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Forther, 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 8/5/2026 (date of document).

Date: 8/5/2026

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 5th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/29/2030

LORI C. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202608070073194