Karen Johnson Davidson County
Batch# 1461792 DEEDWARR
08/18/2026 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $6,845.00
20260818-0076957

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00. Albert Jackson Dale, IV **Affiant** Subscribed and sworn to before me, this 17th day of August, 2026. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 2, 2030

Address New Owner As Follows:
Albert Jackson Dale, IV and
Tiffany Gaston Dale
707 Lynnbrook Road
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
117-01-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **HR PROPERTIES OF TENNESSEE, a Tennessee general partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALBERT JACKSON DALE, IV AND TIFFANY GASTON DALE,**

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:

> Land in Davidson County, Tennessee, being Lot No. 2, Block E, on the Plan of W.M. Cantrell's Subdivision of record in Book 332, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> And also conveyed without warranties of title is that portion of alley No. 1704 closed by Metro Bill No. 79-1392, lying to the rear of said property.
>
> Being the same property conveyed to HR Properties of Tennessee by Warranty Deed from Clara C. Wood, unmarried, dated May 20, 2026, of record at Instrument No. 20260521-0046582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2026 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

3. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 79-1392, closing, vacating and abandoning that portion of Alley No. 1704.

This is improved property known as 601 Cantrell Avenue, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that Grantor 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 herein set out; and Grantor further covenants and binds itself, its successors and assigns, 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.

{Signature page to follow}

WITNESS my hand this 17th day of August, 2026.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Jack D. Rainey, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jack D. Rainey**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17 day of August, 2026.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

True Copy Certification

I, Wesley D. Turner, 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 August 17, 2026

Affiant Signature

Date: August 17, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of August, 2026.

Notary's Signature

My Commission Expires: 8/1/2029

Notary's Seal

