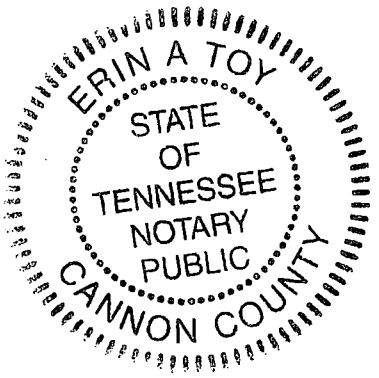


STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cannon

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000

Mary Frances Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September, 2026

MY COMMISSION EXPIRES: 3/9/27
(AFFIX SEAL)

Erin Toy

Prepared by and return after recording to:
NOTESTINE LAW FIRM
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER
& SEND TAX BILLS:
HMD Title Partners, LLC
2206 21st Ave S.
Nashville, TN 37212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MARY FRANCES FOSTER**, a ~~married~~ Never married person, of Cannon County, TN (hereinafter "Grantor"), does hereby CONVEY AND WARRANT to **HMD TITLE PARTNERS LLC**, a Tennessee Limited Liability Company, whose address is 2206 21st Ave S Nashville, TN 37212 (hereinafter "Grantee"), the following described real property situated in **DAVIDSON** County, Tennessee, to wit:

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being the easterly half of lot No. 13 on the Plan of George Burrus' Subdivision of lot No. 81 of the Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee. Said part of lot No. 13 fronts 50 feet 1 inch on the northerly side of Curdwood, formerly Maplewood, Boulevard, and runs back between lines 241.5 feet on the easterly line and 244.37 feet, more or less, on the westerly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Donald Howard Hoover and wife, Nola Myrtle Hoover by deed of record in Deed Book 4190, Page 141, Register's Office for Davidson County, Tennessee. See Affidavit of Heirship for Nola Myrtle Hoover of record in Instrument No. 20220112-0004096, said Register's Office. See Affidavit of Heirship for Annie Ruth Brown of record in Instrument No. 202201260009642, *said Register's Office.*

Tax Map/Parcel ID: 061110169.00

COMMONLY KNOWN AS: 1007 Curdwood Blvd, Nashville, TN 37216

Karen Johnson Davidson County
Batch # 1468825 DEEDWARR
09/04/2026 11:54:01 AM 2 pgs
Fees: $13.00 Taxes: $3.70

20260904-0082489

This conveyance is made subject to: (1) all easements, rights-of-way, and restrictions of record; (2) all applicable zoning and land use regulations; and (3) all real property taxes and assessments for the current year and subsequent years.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances thereunto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, their heirs and assigns forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized and possessed of said property in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the title to said property is free and clear of all encumbrances except as noted herein; and that Grantor will WARRANT AND DEFEND the title to said property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this deed as of the 1 day of September, 2026.

GRANTOR:

Mary Frances Foster

Mary Frances Foster

STATE OF TN §

COUNTY OF Cannon §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Frances Foster with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he/she executed the within instrument.

Witness my hand and official seal in Woodbury TN this 1 day of Sept, 2026.
City and State

Erin A Toy

Notary Public

ERIN A TOY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My commission expires: 3/9/27