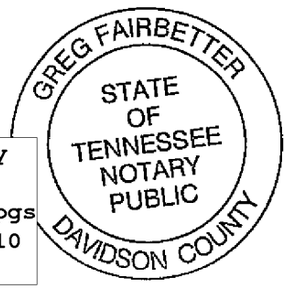
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1469718 DEEDWARR
09/08/2026 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,639.10
20260908-0082918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF September, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-5-29

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deanna M. Lester	New Owner	
(NAME) 108 Hicks Road	(NAME)	142 16 0G 008.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE OF JUDY ENGLAND HENDRICK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEANNA M. LESTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 8, on the AMENDED FINAL PLAT, DEVON CLOSE TOWN HOMES, A HORIZONTAL PROPERTY REGIME, of record in Plat Book 9700, Page 147, Register's Office for Davidson County, Tennessee, and further established by Master Deed and Bylaws of record in Book 9747, Page 278, as amended to Bylaws in Instrument No. 20170310-0024056 and Instrument No. 20200304-0024121 and Amended in Instrument No. 20241203-0093950, said Register's Office, reference which is hereby made for a more complete description.

Being the same property conveyed to Judy H. Bloeser, by Warranty Deed from Albert A. Schmid and wife, Amy G. Schmid, of record in Instrument No. 20180918-0092587, in the Register's Office of Davidson County, Tennessee, dated September 14, 2018 and recorded on September 18, 2018. The said Judy H. Bloeser aka Judy England Hendrick died February 3, 2024 testate and the said Last Will and Testament vested the decedent's real property in the estate under the control of the executor. See Probate Case 24P462, Davidson County, Tennessee Seventh Circuit Court, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

PM2026-889

unimproved
This is improved x property, known as 108 Hicks Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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.

Witness my hand this 2nd day of September, 2026

ESTATE OF JUDY ENGLAND HENDRICK
BY: James K Hendrick
JAMES K HENDRICK, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **James K. Hendrick,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Executor** of **The Estate of Judy England Hendrick** the within named bargainor, and that he as **Executor**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Executor** of **The Estate of Judy England Hendrick**.

Witness my hand and official seal this 2nd day of September, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

PM2026-889

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/2/26 (date of document).

Connie Taylor
Affiant Signature

9/2/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of September 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

