Karen Johnson Davidson County
Batch# 1470707 DEEDWARR
09/10/2026 08:44:30 AM 5 pgs
Fees: $28.00 Taxes: $1,332.00
20260910-0083822

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0205

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Karen Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of September, 2026

Kim Graves
Notary Public

Commission Expires: 8-1-28

Address of New Owner	Send Tax Bills To:	Map & Parcel
H & A Capital Partners, LLC 905 Joyce Lane Nashville, TN 37216	New Owners	

WARRANTY DEED

FOR AND IN 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, I/WE,

Bobbie Annette Farmer, Daniel Edward Frizzell and Tommie Lynette Newland

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

H&A Capital Partners, LLC, a Tennessee Limited Liability Company

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:

Land in Davidson County, Tennessee, being all of Lot No. 74, Section Two, Gra-Mar Acres, according to survey and plat of same appearing of record in Book 2133, page 74, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Melvin A. Jones and wife, Helen Irene Jones by Warranty Deed from Maddux Construction Company, Incorporated, dated November 27, 1964 recorded December 4, 1964, of record in Book 3838, page 329, Register's Office for Davidson County, Tennessee. Melvin A. Jones died February 28, 1998 leaving Helen Irene Jones surviving tenant by entirety. Helen Irene Jones Wade died November 20, 2025. Pursuant to the Last Will and Testament recorded in Davidson County, Tennessee Probate Case No. 26P113, Helen Irene Wade's interest in the property devised to Daniel Edward Frizzell, Tommie Lynette Frizzell and Bobbie Anette Farmer.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations: (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 905 Joyce Lane, Nashville, TN 37216

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of September, 2026.

Bobbie Annette Farmer

Bobbie Annette Farmer

Tommie Lynette Newland

Tommie Lynette Newland

Daniel Edward Frizzell

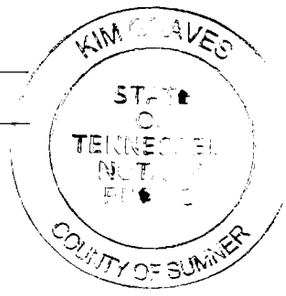
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tommie Lynette Newland,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 26th day of August 2026.

Kim Graves

Notary Public
My Commission Expires: 8-1-28

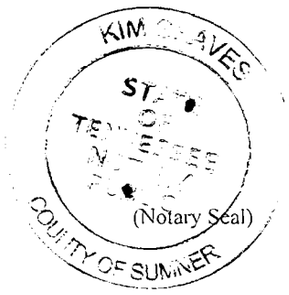


(Notary Seal)

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bobbie Annette Farmer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of September, 2026.



(Notary Seal)

Kim Graves

Notary Public
My Commission Expires: 8-1-28

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Dated this the 1st day of September, 2026.

_____
Bobbie Annette Farmer

_____
Tommie Lynette Newland

_____
Daniel Edward Frizzell

STATE OF TENNESSEE
COUNTY OF SUMNER

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Witness my hand and official seal at Hendersonville, Tennessee this 26th day of August 2026.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF SUMNER

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Witness my hand and official seal at Hendersonville, Tennessee this 1st day of September, 2026.

_____
Notary Public
My Commission Expires: _____

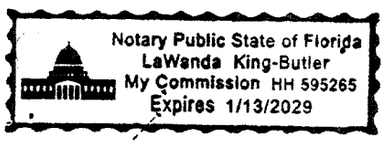
(Notary Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Edward Frizzell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. By means of physical presence, produced driver license as identification.
Witness my hand and official seal at Duval County Florida this 27th day of August, 2026.

Notary Public LaWanda King - Butler
My Commission Expires: 01/13/2029

(Notary Seal)



I, Kirsten Virden, 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 9-1-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 9-1-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

