Karen Johnson Davidson County
Batch# 1484136 DEEDWARR
10/15/2026 12:46:30 PM 8 pgs
Fees: $43.00 Taxes: $1,295.00
20261015-0094741

WARRANTY DEED

CALLIE HODGES
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/30/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2026.0115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Eliot C. Hinson and Karen McLeod Hinson	same as new owner	131 06 0 05.00
(NAME)	(NAME)	
5143 Ashley Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KAREN MCLEOD HINSON, DEVISEE, DANIEL MCLEOD, DEVISEE, CATHERINE MCLEOD PATTERSON N/K/A CATHERINE MCLEOD, DEVISEE, TENNESSEE BAPTIST FOUNDATION, DEVISEE, ELIOT C. HINSON, PERSONAL REPRESENTATIVE FOR THE ESTATE OF BILLIE CLYDENE MARR, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIOT C. HINSON AND KAREN MCLEOD HINSON, HUSBAND AND WIFE, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 5143 Ashley Drive, Nashville, TN 37211
(House No.) (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 successors 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 our hands this 30 day of September, 2026.

The Estate of Billie Clydene Marr:

Eliot C. Hinson, Personal Representative
By: Eliot C. Hinson, Personal Representative

Eliot C. Hinson
Eliot C. Hinson, Individually

Karen McLeod Hinson
Karen McLeod Hinson, Devisee

STATE OF TENNESSEE
COUNTY OF SUMNER
Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Eliot C. Hinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Personal Representative of The Estate of Billie Clydene Marr, the within named bargainor, an Estate, and that he as such Personal Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Personal Representative.

Witness my hand at office this 30 day of September, 2026.

J Miranda Belote
NOTARY PUBLIC
My Commission Expires: 2/27/29

J MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

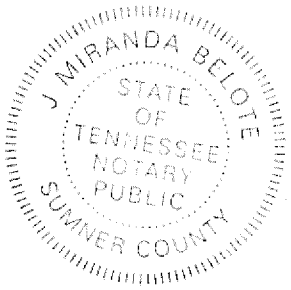
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Eliot C. Hinson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of September, 2026.

J Miranda Belote

NOTARY PUBLIC
My Commission Expires: 2/27/29



STATE OF TENNESSEE

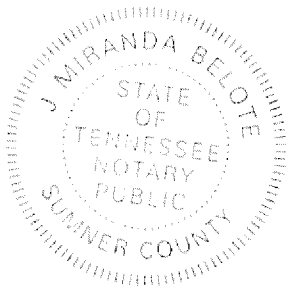
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Karen McLeod Hinson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

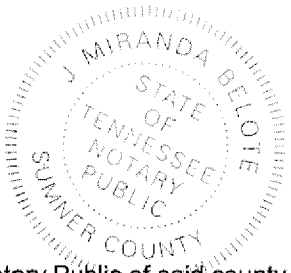
Witness my hand at office this 30 day of September, 2026.

J Miranda Belote

NOTARY PUBLIC
My Commission Expires: 2/27/29



Catherine McLeod, Devisee



STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Catherine McLeod, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 2/27/29

Daniel McLeod, Devisee

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ Anderson

Personally appeared before me, the undersigned Notary Public of said county, Daniel McLeod, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 04/28/29

LOGAN PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

Tennessee Baptist Foundation:

Tod Tanner, EVP

By: Tod Tanner, Executive Vice-President

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Tod Tanner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Executive Vice-President of The Tennessee Baptist Foundation, the within named bargainor, an CHURCH, and that he as such Executive Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executive Vice-President.

Witness my hand at office this 30th day of September, 2026.

Amanda Lynn Curtis

NOTARY PUBLIC

My Commission Expires: 4/22/2030

AMANDA LYNN CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-22-2030

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 107 on the Plan of Huntington Park,Section 1, as of record in Book 4175, page 10, Register's Office for said County.

SAID Lot No. 107 fronts 75.0 feet on the westerly margin of Ashley Drive and extends back along the parallel lines 150.0 feet to a dead line in the rear measuring 75.0 feet thereon.

Being the same property conveyed to Clydenne Marr and Patsy R. Green by Warranty Deed from James E. Stanton and wife, Lou W. Stanton, dated April 6, 1981 and recorded April 8, 2026 in Book 5730, Page 578, Register's Office for Davidson County, Tennessee.

The Patsy R. Green having since died testate January 22, 2005 and Pursuant to Order Granting Probate of Will as Muniment of Title Only filed in the Circuit Probate Court of Davidson County, Tennessee, Case No. 26P - 1022 vesting her interest to Billie Clydene Marr.

Clydenne Marr is also known as Billie Clydene Marr.

Billie Clydene Marr having since died testate January 18, 2025 and Pursuant to her Last Will and Testamentary filed of record in Docket No. 25P2066 in Davidson County, Tennessee, Probate Court, appointing Eliot C. Hinson as the Personal Representative of the Estate.

The said Last Will and Testament devised said real property to Karen McLeod Hinson, Catherine McLeod Patterson n/k/a Catherine McLeod, Daniel McLeod, and Tennessee Baptist Foundation.

Pursuant to Billie Clydene Marr's Last Will and Testament, a portion of Ms. Catherine McLeod's share shall be held in a trust with Tennessee Baptist Foundation as Trustee.

Said Last Will and Testament gives the Executor and Tennessee Baptist Foundation the authority to not establish the testamentary trust for the benefit of Catherine McLeod. See Agreement filed of record in Instrument No. _____, Register's Office for Davidson County.

Commonly known as 5143 Ashley Drive, Nashville, TN 37211

TRUE COPY CERTIFICATION

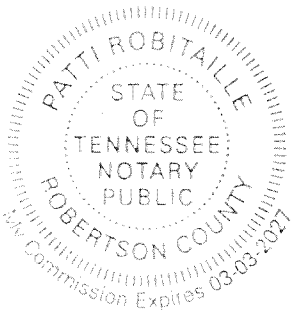
I, LISA HODGES, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2026 (date of document).

Affiant Signature

Date: 10/15/2026

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 15th day of October, 2026.



Notary Public

My Commission Expires: _____