Karen Johnson Davidson County
Batch# 1156254 DEEDWARR
07/10/2024 08:30:30 AM 5 pgs
Fees: $28.00 Taxes: $11,655.00
20240710-0051554

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38153	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,150,000.00. Affiant Subscribed and sworn to before me this 8th day of July, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
401 West Hillwood, LLC 130 Seaboard Lane, A-2 Franklin, TN 37067	New Owner	Map and Parcel No.: 10313006700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mary Glynn Williamson, Trustee of the Mary Glynn Williamson Trust, dated January 27, 2023 and David G. Williamson, III and Beth Williamson Ayers, as equal tenants in common, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to 401 West Hillwood, LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 401 West Hillwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of July, 2024.

Mary Glynn Williamson, Trustee

Mary Glynn Williamson, Trustee of the Mary Glynn Williamson Trust

David G. Williamson, III

Beth Williamson Ayers, by David G. Williamson, III, her Attorney-in-Fact by her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Glynn Williamson, Trustee of the Mary Glynn Williamson Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David G. Williamson, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Williamson, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Beth Williamson Ayers, and he is authorized by Beth Williamson Ayers to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of July, 2024.

Notary Public

My Commission Expires: 3/8/28

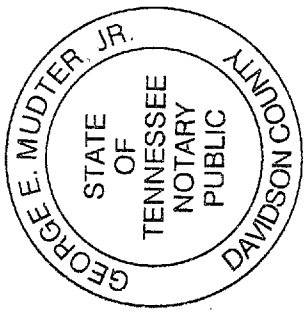


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Hillwood Estates, Section 4, as of record in Book 2133, page 4, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Wilsonia Drive at the corner of Lots Nos. 32 and 33; thence with the line between said two lots, southwardly 342.5 feet; thence south 79 degrees 28' west 300 feet to the corner of Lots Nos. 33 and 34; thence with the line between said two lots, north 16 degrees, 13' west 331.5 feet to the southerly margin of West Hillwood Drive; thence with the same, northeastwardly 240.82 feet to the beginning of a curve; thence around said curve with a radius of 69 feet, southeastwardly 71.25 feet to the southerly margin of Wilsonia Drive; thence with the same, southeastwardly 232.82 feet to the beginning.

Being the same property conveyed to David G. Williamson, III, Mary Glynn Williamson and Beth Williamson Ayers, as equal tenants in common, by Quitclaim Deed dated July 2, 2001 from Mary Glynn Williamson, Trustee of The Betty O. Williamson Qualified Personal Residence Trust dated June 27, 1991 of record in Instrument No. 20010726-0079541, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 27, 2023 of record in Instrument No. 20230127-0006412, Register's Office for Davidson County, Tennessee, Mary Glynn Williamson conveyed her interest in subject property to Mary Glynn Williamson, Trustee of the Mary Glynn Williamson Trust, dated January 27, 2023.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2133, Page 4, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 8, 2024 (date of document).

Affiant Signature

July 8, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

