PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson
Batch # 1271041
05/09/2025 09:35:13 AM
Fees: $13.00 Taxes: $1,702.00

Davidson County
DEEDWARR
2 pgs

20250509-0036435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2025.

Kristen Jacoby
Notary Public

MY COMMISSION EXPIRES: 9/19/2028

(AFFIX SEAL)

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

S-C-25-7936

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas McWilliams and Katherine McWilliams	**Same As New Owner**	
(NAME)	(NAME)	**128-10-0-024.00**
7936 Stallion Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUTH K. WILLIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS MCWILLIAMS AND KATHERINE MCWILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Stacy Square, Section 2, of record in Book 4175, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert L. Willis and wife, Ruth K. Willis by Warranty Deed from Erol Eryasa and wife, Karla Eryasa of record in Instrument No. 20000103-0000369 Register's Office for Davidson County, Tennessee, dated December 27, 1999 and recorded on January 03, 2000.

Robert L. Willis died on January 19, 2025, vesting Ruth K. Willis as surviving tenant.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4175, Page 30, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4265, Page 777 and amended in Book 4379, Page 833, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7936 Stallion Dr, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF MAY, 2025.

Ruth K. Willis

Ruth K. Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH K. WILLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212