THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651155** Karen Johnson Davidson County Batch # 1290765 **DEEDWARR** 06/27/2025 10 20 47 AM 2 pgs Fees $13 00 Taxes $5,087 50 20250627-0050773	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,375,000 00 Affiant Subscribed and sworn to before me, this 23rd day of June, 2025 Notary Public My Commission Expires: 1/30/29 MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 30, 2029

WARRANTY DEED

Address New Owner: Brandon Jenkins P.O. Box 2966 Brentwood, TN 37024	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 130 05 0 126.00

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, **William Battle Williford, Sr. and Ann Ezzell Williford, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Jenkins, a married man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, Block 5 on the Plan of THE HIGHLANDS OF BELLEMEADE of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Together with and subject to a Driveway Easement Agreement of record in Instrument No. 20050517-0055679, re-recorded in Instrument No 20050519-0056656, said Register's Office for Davidson County, Tennessee

Being the same property conveyed to William Battle Williford, Sr. and Ann Ezzell Williford, Husband and Wife, by Warranty Deed from Joseph Bart Smith and Spouse, Katherine Hande Smith, of record in Instrument No. 20190618-0058596, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 18, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HIGHLANDS OF BELLEMEADE, as recorded in Plat Book 547, Page(s) 180.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6273, Page 661.

Easement for Driveway, recorded in Instrument No. 20050517-0055679; as re-recorded in Instrument No. 20050519-0056656.

This is improved property located at 208 Page Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 23rd day of June, 2025.

William Battle Williford, Sr.

Ann Ezzell Williford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Battle Williford, Sr. and Ann Ezzell Williford, 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, at office, this 23rd day of June, 2025

Notary Public
My Commission Expires: _____

