THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8691-WE

Karen Johnson
Batch # 1300885
07/23/2025 10 35 07 AM
Fees $13 00 Taxes $2,298 44

Davidson County
DEEDWARR
2 pgs

20250723-0058135

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 621,200.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2025.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Foster Williamson, III and Kelly Nichole Williamson	NEW OWNER	
6015 A California Avenue		091-02-0X-001.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **6116 Bresslyn Road Community Property Trust, dated July 24, 2023**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Howard Foster Williamson, III and Kelly Nichole Williamson, 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:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for 6015 California Ave Townhomes, a horizontal Property Regime and Private element pursuant to Tennessee Code Annotated Section 66-27-103 (b), et seq., of record as Instrument No. 20150112-0003195, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott McWilliams, a married man by Warranty Deed from Cadence Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20151008-0102777 Register's Office for Davidson County, Tennessee, dated October 07, 2015 and recorded on October 08, 2015.

Being the same property conveyed to 6116 Bresslyn Road Community Property Trust by Quitclaim Deed from Scott McWilliams of record in Instrument No. 20230814-0062892 Register's Office for Davidson County, Tennessee, dated July 24, 2023 and recorded on August 14, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6015 A California Avenue, Nashville, TN 37209**

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 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 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 the 18 day of July, 2025.

6116 Bresslyn Road Community Property Trust

BY: _____
Scott McWilliams
Its: Trustee

STATE OF _____
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Scott McWilliams** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the **Trustee** of the **6116 Bresslyn Road Community Property Trust,** the within named bargainor, and Trust, and that he/she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Scott McWilliams** as such **Trustee.**

Witness my hand and official seal this the 18 day of July, 2025.

My Commission expires: Nov 8, 2027

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON