39B

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1310425 DEEDWARR
08/15/2025 10:27:59 AM 2 pgs
Fees: $13.00 Taxes: $9,250.00

20250815-0065136

File No. BC-25-448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-4-27

(AFFIX SEAL)

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Williamson and Birgitta Williamson	NEW OWNER	
(NAME) 2401 Sterling Road	(NAME)	117-02-0-119.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, I/WE, **COURTNEY ALLISON ANDERSON AND AARON WADE ANDERSON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID WILLIAMSON AND BIRGITTA WILLIAMSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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 the Easterly part of Lot No. 3 of Block 4 on the Plat of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Plat Book 974, Page 24, Register's Office for said County described according to a copy of a survey thereof Geo. W. Watkins, Surveyor, dated April 18, 1949, as follows:

Beginning at an iron pin in the Northerly margin of Sterling Road 30 feet Easterly from the common corner of Lots 2 and 3 of said block; thence Easterly along a slight curve with the margin of said road, 123.5 feet to a point, the intersection of said road and Werthan Drive; thence with the Westerly margin of Werthan Drive, formerly Midland Avenue, Northerly 100 feet to an iron pin at the corner of Lots 3 and 4; thence with the line between said lots Westerly 145.8 feet to an iron pin; thence Southerly along the rear wall of garage located on the Westerly part of Lot 3, Said line running between said garage, which is concrete block construction, and a frame she attached to the rear of said garage, 29 feet to the Southeast corner of said garage; thence Southerly 139.4 feet to the beginning.

Being the same property conveyed to Courtney Allison Anderson and Aaron Wade Anderson, wife and husband by Warranty Deed from William Matthew Wayman and Ann Romeyne Carroll, Co-Trustees of The Carroll Wayman Family Revocable Trust dated November 15, 2021 of record in Instrument No. 20230714-0053967 Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded on July 14, 2023.

This is property more commonly known as 2401 Sterling Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 6th day of August, 2025.

Aaron Wade Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2025, before me personally appeared Aaron Wade Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2025.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Courtney Allison Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2025, before me personally appeared Courtney Allison Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of August, 2025.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028