Name and Address of New Owner:
Highland Capital Investments, LLC
73 White Bridge Road
Ste. 103 #230
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1333843 DEEDWARR
10/15/2025 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,363.45
20251015-0081990

Send Tax Bills To:
Highland Capital Investments, LLC
73 White Bridge Road
Ste. 103 #230
Nashville, TN 37205

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 069-08-0-019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas G. Williams, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Highland Capital Investments, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Hamilton Place of record in Plat Book 7900, Page 882, 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 Roy C. and Wife Peggy Williams by Warranty Deed from Sidney A. Smith of record in Book 9007, Page 699, Register's Office for Davidson County, Tennessee, dated July 06, 1993 and recorded on July 07, 1993. Also, being the same property conveyed to Thomas G. Williams, unmarried by Quitclaim Deed from Roy C. Williams and wife, Peggy Williams of record in Book 9496, Page 583, Register's Office for Davidson County, Tennessee, dated October 19, 1994 and recorded on October 19, 1994.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of October, 2025.

_____ (SEAL)
Thomas G. Williams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14th day of October, 2025, before me personally appeared Thomas G. Williams, 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 October, 2025.

_____
Notary Signature
My commission expires: 6.17.28

VON M. DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-17-2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $368,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kellie A Moss
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14th day of October, 2025.

Von M. Dotson
Notary Signature
My commission expires: 6-17-28

VON M. DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-17-2028

Tennessee Certificate of Authenticity

I, Rachel Brown, 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 October 14, 2025.

Rachel Brown

Affiant Signature

10-14-25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of October, 2025.

Kellie H. Moss

Notary's Signature

My Commission Expires: May 20, 2029

Notary's Seal

