THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1338308 DEEDWARR
10/24/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20251024-0084885

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Alexis H. Williams 213 Andover Way Nashville, TN 37221	NEW OWNER	142 16 0B 004.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Callaway Alexander (also known as William Calloway Alexander), an unmarried man, and Katherine Alexander, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Alexis H. Williams, an unmarried woman** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 213 Andover Way, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Located in the 2nd Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Arlington Green Phase I of record in Book 6900, page 399, amended in Book 7517, page 281, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to William Calloway Alexander and Katherine Alexander, husband and wife, by Warranty Deed from Carolyn C. Robinson and husband, Gerald L. Robinson, dated July 20, 2020, and recorded August 17, 2020, of record in Instrument No. 20200817-0092273, in the Register's Office for Davidson County, Tennessee.

The said William Calloway Alexander being one and the same person as William Callaway Alexander. The previous deed reflects an erroneous misspelling in his middle name.

The said William Callaway Alexander (also known as William Calloway Alexander) and Katherine Alexander having since divorced on April 30, 2025, of record in the Third Circuit Court for Davidson County, Tennessee at Nashville, Case No. 24D1674.

This is improved (X) unimproved ( ) property known as 213 Andover Way, Nashville, TN 37221.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 24th day of October, 2025.

William Callaway Alexander (also known as William Calloway Alexander)

Katherine Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2025, before me personally appeared William Callaway Alexander (also known as William Calloway Alexander) and Katherine Alexander, 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 24th day of October, 2025.

Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $655,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of October, 2025.

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Barbara McGinty, 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 24, 2025 (date of document).

Affiant Signature

Date 10-24-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER