WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$387,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/25/26

Karen Johnson Davidson County
Batch# 1338890 DEEDWARR
10/28/2025 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20251028-0085503

File #25-TC-7948-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ED HUNSSEGER NOTARY PUBLIC COUNTY OF HEREFORD

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Caleb Williams and Sara Wilson (NAME)	**New Owner** (NAME)	126 15 0A 081.00
7948 Boone Trace (ADDRESS)	(ADDRESS)	126 15 0A 081.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARGARET N. JORDAN, AN UNMARRIED WOMAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

CALEB WILLIAMS, A MARRIED MAN, AND SARA WILSON, A MARRIED WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of SECTION TWO BOONE TRACE AT BILTMORE of record in Plat Book 9700, Pages 316 and 317, as corrected in Book 10995, Page 618, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Jordan and wife, Margaret H. Jordan, by Warranty Deed from Mark Stafne and wife, Jody Stafne, of record in Instrument No. 20070326-0035760, in the Register's Office of Davidson County, Tennessee, dated March 23, 2007 and recorded on March 26, 2007.

Being the same property conveyed to Joseph Jordan and Margaret N. Jordan, Husband and Wife, as Tenants by the Entirety, by Warranty Deed from Joseph Jordan and wife, Margaret N. Jordan (Being one and the same person as Margaret H. Jordan), of record in Instrument No. 20180116-0004490, in the Register's Office of Davidson County, Tennessee, dated January 04, 2018 and recorded on January 16, 2018. Joseph Jordan died on April 1, 2022, leaving Margaret N. Jordan as sole surviving Tenant by the Entirety.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO BOONE TRACE AT BILTMORE, as recorded in Plat Book 9700, Page(s) 316 and 317; Surveyor's Certificate of Correction recorded in Book 10995, Page 618.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, Re-recorded in Book 9735, Page 931, as Amended in Book 10032, Page 813, Supplemented in Book 10306, Page 817; Book 11455, Page 443, Instrument No. 200001260008529 and 20001211-0121618.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010717-0075902 and Supplemented

Instrument No. 20011119-0126832.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657.
* Easement for Grant of Overhead Line, recorded in Book 8992, Page 62.
* Charter for Boone Trace Homeowners' Association recorded as Book 9607, Page 534.
* Common Open Space Deed recorded in Instrument No. 20011119-0126831.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **7948 Boone Trace, Nashville, TN 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

The execution of this instrument is affected by the signature of ***PAM ROWLAND*** *as Attorney-in-Fact for* ***MARGARET N. JORDAN****, which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number* 202510280085502, *Register's Office for DAVIDSON County, Tennessee.*

Witness my/our hand(s) this the **17th** day of **October, 2025**.

Margaret N. Jordan by Pam Rowland, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAM ROWLAND**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MARGARET N. JORDAN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MARGARET N. JORDAN**.

Witness my hand and official seal this **17th** day of **October, 2025**.

_____
Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10/17/25 (date of document).

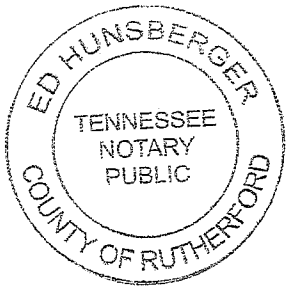
Affiant Signature

10/27/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 of OCT, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26