WARRANTY DEED

Karen Johnson Davidson County
Batch# 1340220 DEEDWARR
10/30/2025 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20251030-0086410

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1658

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Amanda Jane Davis	Amanda Jane Davis	141-06-0D-164.00-CO
(NAME)	(NAME)	
3425 Harpeth Springs Dr.	3425 Harpeth Springs Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES M. NELSON AND ROXANNE N. NELSON, TRUSTEES OR THEIR SUCCESSORS IN INTEREST OF THE NELSON FAMILY REVOCABLE TRUST DATED DECEMBER 3, 2015, AND ANY AMENDMENTS THERETO,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA JANE DAVIS,** 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 Unit No. 164 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the 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 James M. Nelson and Roxanne N. Nelson, Trustees or their

successors in interest of the Nelson Family Revocable Trust dated December 3, 2015, and any amendments thereto. by Warranty Deed from Charlotte Ann Edwards and Joe Michael Edwards, wife and husband of record in Instrument No. 20191021-0107730 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 21, 2019.

unimproved ☐
This is improved ☑ property, known as 3425 Harpeth Springs Dr., Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records.

Witness our hands this 24 day of October, 2025.

James M. Nelson and Roxanne N. Nelson, Trustees or their successors in interest of the Nelson Family Revocable Trust dated December 3, 2015, and any amendments thereto.

BY: _____
James M Nelson
Trustee

BY: _____
Roxanne N Nelson
Trustee

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James M. Nelson and Roxanne N. Nelson, Trustees of the Nelson Family Revocable Trust dated December 3, 2015, and any amendments thereto, the within named persons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained, and as the act and deed of said Trust.

Witness my hand, at office, this 24 day of October, 2025.

Charlotte Cross
Notary Public
My Commission Expires: 4/29/2026

CHARLOTTE CROSS
Notary ID #10630695
My Commission Expires
April 29, 2026

Tennessee Certification of Electronic Document

I, Maile Gentry, 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).

M A Gentry

Affiant Signature

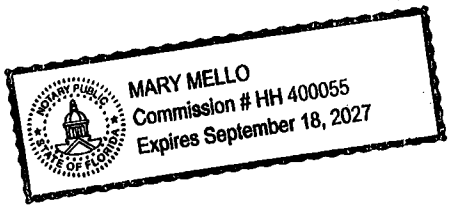
October 30, 2025

Date

State of Florida

County of Palm Beach

Sworn to and subscribed before me this 30th day of October, 2025.



Mary Mello
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL