RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY., STE. 1560
MURFREESBORO, TN 37129
VT251000116

Karen Johnson Davidson County
Batch# 1350950 DEEDWARR
11/26/2025 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20251126-0094374

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
21st day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 11-08-28

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madrid, LLC **914 Kelly June Drive** **Mt. Juliet, TN 37122**	**SAME AS NEW OWNER**	**135-05-0-079.00**

FOR AND IN 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, WE,

Suzanne Williams Morris and Mark Alan Williams, as residuary devisees under the Last Will and Testament of Thelma Louise (Williams) Chandler, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madrid, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 86 on the Plan of Town Park Estates, of record in Plat Book 3300, Pages 64 and 65, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Suzanne Williams Morris & Mark Alan Williams as residuary devisees under the last will and testament of Thelma Louise (Williams) Chandler, probated in the Davidson county probate court, case no 25P1780.

Earlyn E. Williams fully divested through divorce case #61572, of record in book 4575, page 389; register's office for Davidson County, Tennessee.

Being the same property conveyed to Earlyn E. Williams and wife, Thelma L. Williams from Manuel Construction Company, a Tennessee Corporation, by Warranty Deed dated 03/12/1964 and recorded 03/17/1964 in Book 3704, page 115, Register's Office of said County. Earlyn E. Williams divested through divorce, case No. 61572, recorded in book 4575, page 389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and paid by the Grantor; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **344 Ladybird Drive, Nashville, TN 37217**
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 hands this 21st day of November, 2025.

Suzanne Williams Morris

Suzanne Williams Morris

Mark Alan Williams

Mark Alan Williams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Williams Morris and Mark Alan Williams, as residuary devisees under the Last Will and Testament of Thelma Louise (Williams) Chandler, deceased the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 21st day of November, 2025.

Commission Expires:_____

Gail C Vincent

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

LEGAL DESCRIPTION

(Exhibit A)

Order Number: 25NT01572

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This is an improved property commonly known as: 344 Ladybird Drive, Nashville, TN 37217-3110

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 11/24/25 (date of document).

Affiant Signature

11/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of Nov, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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