Karen Johnson Davidson County
Batch# 1355376 DEEDWARR
12/08/2025 02:33:30 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20251208-0097616

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF December 2025.

Notary Public

MY COMMISSION EXPIRES: 8/3/26

(AFFIX SEAL)

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Wanda Williams and Luis Alonso Duran	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
3804B Abbott Martin Road	3804B Abbott Martin Rd	135-16-0-036.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Maria E Hall, Trustee of Irrevocable Trust Agreement of Derrick Eddings** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wanda Williams, an unmarried woman and Luis Alonso Duran, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being lot No. 568 on the Plan of Section 13, Edge-O-Lake Estates, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete description.

Being the same property conveyed to Frank T. Nelson by Special Warranty Deed from Aurora Loan Services, LLC of record in Instrument No. 20090320-0025220 Register's Office for Davidson County, Tennessee, dated March 12, 2009 and recorded on March 20, 2009.

Being the same property conveyed to Frank T. Nelson and Evelyn Anita Edbins, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns by Quitclaim Deed from Frank T. Nelson of record in Instrument No. 20090320-0025221 Register's Office for Davidson County, Tennessee, dated March 18, 2009 and recorded on March 20, 2009.

Frank T. Nelson and Evelyn Anita Eddings, as tenants by the entirety.

The said Frank T. Nelson deceased on June 18, 2012, a resident of Tennessee. Evelyn Anita Eddings became the sole surviving tenant.

The said Evelyn Anita Eddings died on October 29, 2019. The decedent's place of residence and homestead at the time of death was 2604 Sailboat Court, Nashville, TN 37217

See Affidavit of Heirship recorded on July 17, 2025, of recorded in Instrument No. 20250717-0056323.

Being the same property conveyed to Maria E. Hall, Trustee of The Irrevocable Trust Agreement of Derrick Eddings dated June 09, 2025 by Quitclaim Deed from Derrick Eddings (unmarried) of record in Instrument No. 20250722-0057467 Register's Office for Davidson County, Tennessee, dated June 09, 2025 and recorded on July 22, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2604 Sailboat Ct. Nashville. TN 37217
(House Number) (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 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 my hand this 8th day of December, 2025.

Irrevocable Trust Agreement of Derrick Eddings dated June 9, 2025

Maria E Hall, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Maria E. Hall, Trustee of Irrevocable Trust Agreement of Derrick Eddings dated June 9, 2025, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2025.

Notary Public

My Commission Expires: 11-5-29

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, Andy Maloney, 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 12/8/2025 (date of document).

Affiant Signature
Date 12/8/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202512080097616