WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1356704
12/11/2025 10 36 10 AM
Fees $13 00 Taxes $2,590 00

20251211-0098572

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/09/2025

Tracey Perry
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-9-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 7943-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Patrick Anderson and Trannie Anderson	NEW OWNER	085-04-OA-228 00-CO
4213 Stone Hall Boulevard		
Hermitage, TN 37076		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Morgan B. Williams and Sable Williams, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Anderson and Trannie Anderson, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 228 on the Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 2a, a planned unit development, of record in Instrument No 20130116-0005295, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to Morgan B Williams, an unmarried man by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company of record in Instrument No 20130904-0092875 Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 04, 2013

Morgan B Williams having since married

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING·

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 4213 Stone Hall Boulevard Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 9, 2025.

Morgan B Williams

Sable Williams

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Morgan B. Williams and Sable Williams, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this December 9, 2025.

Notary Public

My Commission Expires 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

File #: 7943-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027