BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203
P25-9138-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Karen Johnson
Batch # 1359331
12/18/2025 11:37:45 AM
Fees: $13.00 Taxes: $4,532.50

Davidson County
DEEDWARR
2 pgs

20251218-0100583

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hunter Graham Williams and Jennifer Williams	**SAME AS NEW OWNERS**	
1013 Graybar Lane		115-16-0-031-00
Nashville, TN 37204		
(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, WE,

Juliet Alice Roche, unmarried,

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

James Hunter Graham Williams and Jennifer Williams, husband and wife,

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. 40, on the plan of West Meade Farms, Inc., Section B, of record in Plat Book 1835, Page 7, Register's Office of Davidson County, Tennessee.

Said Lot No. 40 which is a corner lot, fronts 158.8 feet on the broken northwesterly margin of Robin Hill Road and fronts 226.5 feet on the broken northeasterly margin of West Meade Drive, said frontages being joined by a curve having a length of 39.5 feet, and extends back 248.0 feet on the northeasterly line and 174.8 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Juliet A. Kincaid by Warranty Deed from William J. Fallis, a married man, dated April 15, 1998 and recorded April 24, 1998 in Book 10899, Page 584, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Juliet Alice Roche, unmarried by Quitclaim Deed from Juliet A. Kincaid dated November 4, 2009 and recorded November 6, 2009 in Instrument No. 20091106-0102934, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Adelong, LLC, a Tennessee limited liability company by Quitclaim Deed from Juliet Alice Roche, unmarried, dated October 29, 2018 and recorded November 1, 2018 in Instrument No. 20181101-0108274, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Juliet Alice Roche, unmarried by Quitclaim Deed from Adelong, LLC, a Tennessee limited liability company, dated November 30, 2019 and recorded January 2, 2020 in Instrument No. 20200102-0000028, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This improved property is known as **6148 Robin Hill Rd, Nashville, TN 37205.**

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 the 15 day of Dec, 2025.

Juliet Alice Roche
Juliet Alice Roche

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Juliet Alice Roche,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of Dec, 2025.

My Commission expires: Feb 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON