File No: 4319 Woods Street

Karen Johnson Davidson County
Batch# 1359396 DEEDWARR
12/18/2025 12:49:30 PM 5 pgs
Fees: $28.00 Taxes: $481.00
20251218-0100666

After Recording, Send to:
Total Title Services, LLC
10400 Blacklick-Eastern Rd NW # 110
Pickerington, OH 43147

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Robert J. Williams and Wanda Williams, 4319 Woods Street, Nashville, TN 37138

Tax Parcel Number: 064-13-0-031.00

GENERAL WARRANTY DEED

Lynn A. Lusty, a single person ("Grantor"), of **5625 Powell Sullivan Road, Franklin, TN 37065**, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Robert J. Williams, unmarried and Wanda William, widowed and not remarried, as joint tenants with rights of survivorship** ("Grantee"), whose tax mailing address is **4319 Woods Street, Nashville, TN 37138**, the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 30 in Block 3 in W. A. Bryan's Subdivision of the Berry Tract, at Berryville, a plan of which is of record in Plat Book 421, Page 117, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James C. Bilbrey and wife, Judy C. Bilbrey by deed of record in Book 7566, Page 832, Register's Office for Davidson County, Tennessee,

This conveyance is subject to any and all existing restrictions and easements of record.

Property commonly known as: 4319 Woods Street, Nashville, TN 37138

Tax Parcel Number: 064-13-0-031.00

The instrument constituting the source of Grantor's interest in the foregoing described herein was a Warranty Deed recorded as Official Records Book 8374 Page 973 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 26 NOV., 20 25

Lynn A. Lusty

Lynn A. Lusty

STATE OF TN
COUNTY OF Wilson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Lynn A. Lusty**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26 day of NOV., 20 25

Notary Public

1/30/27

K.D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **130,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 26 day of Nov., 20 25.

Notary Public

My Commission Expires: 1/30/27

SEAL

K.D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Amanda Dombrowski, 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 Nov 26, 2025 (date of document).

Affiant Signature

12/15/25
Date

State of Ohio

County of Fairfield

Sworn to and subscribed before me this 15th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/2/28

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

MIRIAM YOUNG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
10-02-2028