RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-35445-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1361748 DEEDWARR
12/29/2025 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20251229-0102440

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of DECEMBER, 2025

NOTARY PUBLIC

My commission expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey Ehrenpreis and Alexandra Ehrenpreis 3400 Dakota Avenue, Nashville, TN 37209	Same address as new owner	092-13-0-417.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($ 525,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Brent Williams and Carolyn E. Williams, husband and wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Bailey Ehrenpreis and Alexandra Ehrenpreis, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 144 on the Plan of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brent Williams and Carolyn E. Williams, husband and wife, from Brent Williams and Carolyn E. Talaski, nka Carolyn E. Williams, husband and wife, by Quitclaim Deed dated March 26, 2021 and recorded April 1, 2021 in Instrument #20210401-0043027, said Register's Office.

Being the same property conveyed to Brent T. Williams, an unmarried man, and Carolyn E. Talaske, an unmarried woman, from Sarah Kramer, fka Sarah E. Sellari, a married woman, by Warranty Deed dated July 12, 2018 and recorded July 17, 2018 in Instrument #20180717-0069470, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3400 Dakota Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of December, 2025

GRANTOR(S)

Brent Williams

Carolyn E. Williams

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, a Notary Public, Brent Williams and Carolyn E. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19 day of Dec, 2025.

Notary Public

Jelani N. Foster
Printed Notary Name

My commission expires: 1/16/2029

OFFICIAL SEAL
JELANI N. FOSTER
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 1002750
My Commission Expires 1/16/2029

Certificate of Authenticity

I Adde Dilworth, 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 **December 22, 2025**.

Date

Affiant Signature **12/22/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **22nd** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)