WARRANTY DEED

Karen Johnson Davidson County
Batch# 1362611 DEEDWARR
12/30/2025 07:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20251230-0103187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0558

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Team 9 Real Estate Solutions, LLC	NEW OWNER	Map: 063-12-0-026.00
(NAME) P.O. Box 148673	(NAME)	
(ADDRESS) Nashville, TN 37214-8643	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-ONE THOUSAND AND NO/100 DOLLARS ($281,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RAYMOND FERGUSON, TRUSTEE OF THE THOMAS TAYLOR JR. TRUST AND THE BUFORD TAYLOR TESTAMENTARY TRUST,

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

TEAM 9 REAL ESTATE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 25, on the Plan of Southfork Subdivision, Section Two, of record in Plat Book 6250, page 386, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Taylor, as to a life estate and the remainder estate to Suntrust Bank, Nashville, a Georgia Corporation, Trustee under the Will of Buford Taylor, collectively, by Warranty Deed from Alisa S. Sherron also known as Alisa S. Berry, a married person, of record in Instrument Number 20010406-0033924, Register's Office for Davidson County, Tennessee. The said Mary Taylor died on 7/30/2011.

Being the same property conveyed to Thomas (Tommy) Taylor Jr., as to a life estate and remainder estate to Raymond Eugene Ferguson and Candie Lynn Hammers Ferguson, Co-Trustees under Will of Buford Taylor, by Quit Claim Deed from Suntrust Bank, Nashville, A Georgia Corporation, Trustee under Will of Buford Taylor, of record in Instrument Number 20161221-0134469, Register's Office for Davidson County, Tennessee. The said Thomas (Tommy) Taylor, Jr. died on 7/31/2022.

By order entered 11/14/2025 by the Seventh Circuit Court for Davidson County, Tennessee, Case 11P-1732, styled "In the Matter of Buford Taylor, Deceased" the Court divested all heirs at law and co-owners, known or unknown, of any interest in said property, and vested the same Raymond Ferguson, Trustee of the Thomas Taylor Jr. Trust and Buford Taylor Testamentary Trust. By said Order, the Court ordered Raymond Ferguson, Trustee to make the within conveyance, having sole authority to divest title out of Decedent and any co-owners and to vest the title and interest in the purchaser, and to execute any and all documents to comply with the contract.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 386, said Register's Office;

(3)Sanitary Sewer and/or Storm Drainage Easement of record in Book 10316, Page 601, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee; (5) Charter for Southfork Homeowners Association of record in Book 6790, Page 998, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6906, Page 733, amended in Book 8291, Page 955, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4512 South Trace Blvd., Old Hickory, TN 37138
(House No.) (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 our hands this 19th day of December, 2025.

Raymond Ferguson, Trustee of The Thomas Taylor Jr. Trust
and The Buford Taylor Testamentary Trust

BY: Raymond Eugene Ferguson
Raymond Eugene Ferguson, Trustee

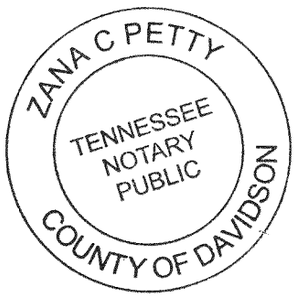
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Raymond Eugene Ferguson, Trustee of The Thomas Taylor Jr. Trust and The Buford Taylor Testamentary Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Trustee of The Thomas Taylor Jr. Trust and The Buford Taylor Testamentary Trust, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2025.

My commission expires: 3.2.26

Notary Public



CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 19TH day of DECEMBER, 2025.

Date: 12-19-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19TH day of DECEMBER, 2025.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY