Karen Johnson Davidson County
Batch# 1366249 DEEDWARR
01/06/2026 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,218.15
20260106-0001061

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|---|---|
| SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF Williamson**<br>The actual consideration or value, whichever is greater, for this transfer is $599,500.00<br>Affiant<br>Subscribed and sworn to before me, this 5th day of January, 2026.<br>Notary Public<br>My commission expires: 3-20-2028 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **William B. King** | **New Owner** | **168-00-0-034.00** |
| **3946 Woodlawn Drive** | | |
| **Nashville, TN 37205** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Bobby J. Yates and Lois A. Yates, Trustees of The Yates Family Revocable Trust,**

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

**William B. King,**

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:

Tract 1:

Land in the 9th Civil District of Davidson County, Tennessee, being part of that certain 91 acres, more or less, which was conveyed to Ollie B. Meadors, Jr., and wife, Marilyn E. Meadors, by deed from William Alley Greer, et al., recorded in Book 3186 at page 54 in the Register's Office for said County, described according to a survey dated August 10, 1989, made by Gregory Underwood, R.L.S., as follows:

Beginning at an existing iron pin in the northerly margin of South Harpeth Road, 50 feet wide, at (a) the most westerly southwest corner of said 91 acres and (b) the northwest corner of that certain 3 acres, more or less, which was conveyed to Bobby Joe Yates and wife, by deed from Alvin N. Martin and wife, recorded in Book 4134 at page 750 in said Register's Office; thence with the most westerly westerly line of said 91 acres and an easterly boundary of South Harpeth Chase Subdivision, north 20° 23' 07" east 289.74 feet to an existing iron pin at the southwest corner of Tract II of the property conveyed to Frank Guzikowski by deed from Marilyn E. Meadors, recorded in Book 7761 at page 305 in said Register's Office; thence with the southerly line and a westerly line of said Tract II, south 76° 11' 12" east 180.22 feet to a placed iron pin and north 16° 36' 13" east 465.90 feet to an existing iron pin in concrete; thence south 08° 17' 07" east 909.82 feet to an existing axel at a corner common to said 91 acres and said 3 acres; thence along lines common to said 91 acres and said 3 acres: (a) north 12° 05' 01" west 330.05 feet to an existing iron pin, (b) north 87° 35' 01" west 99.00 feet to a black walnut tree, (c) south 01° 54' 59" west 132.00 feet, (d) south 82° 24' 59" west 99.00 feet and (e) north 80° 56' 29" west 272.94 feet to the point of beginning, containing 3.46 acres, more or less.

Tract 2:

Beginning at a stake, formerly a beech tree, Zell King and Gradie McPherson's corners in the Greer line; thence north 3° east 1.25 poles to a stake on top of a bank, sugar maple pointer in McPherson's line; thence south 83° east 16 poles to a large black walnut tree; thence north 81° east 6 poles to a stake; thence north 1/2° east 8 poles to stake; with small black walnut pointer; thence south 89° east 6 poles to a stake; thence south 13° 30' east 20 poles to an iron stake; thence south 32°15' west 8 poles in the South Harpeth Road and A, S. Pinkleton's line; thence with Pinkleton's line

north 70° 30' west 11.75 poles to a stake, formerly an Elm Tree; thence north 71° 30' west striking Zell King's line at 1.75 poles, in all 9.75 poles to a stake, formerly an elm; thence on with Zell King's line as follows: north 73° 30' west 9 poles to a stake; formerly a hackberry tree; thence north 3° east 7.5 poles to point of beginning, containing 3 acres, more or less.

This conveyance is made subject to an easement for right-of-way of South Harpeth Road lying within boundaries of premises.

Being all of the property conveyed to Bobby J. Yates and Lois A. Yates, Trustee(s) of The Yates Family Revocable Trust, by deed from Bobby J. Yates and Lois A. Yates, of record in Instrument No. 200004140037702, dated April 5, 2000, Register's Office for Davidson County, Tennessee. Also see Deed in Book 7922, Page 849 and Warranty Deed in Book 4134, Page 750, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 9515 South Harpeth Road, Nashville, TN 37221.

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 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 my/our hand(s) this 5th day of January, 2026.

The Yates Family Revocable Trust

By: Bobby J. Yates, trustee
Bobby J. Yates, Trustee

By: Lois A. Yates, trustee
Lois A. Yates, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bobby J. Yates and Lois A. Yates, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the Yates Family Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of January, 2026.

Notary Signature
My commission expires: 3.24.27

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

File No.: **25-612**

Certificate of Authenticity

I, Alicia Hamilton, 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

1/5/24.

Date

Affiant Signature

January 5, 2026

State of TN
County of Williamson

Sworn to and subscribed before me this 5th day of January, 2026

Notary's Signature

My Commission Expires: 3.20.2028

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON