Karen Johnson Davidson County
Batch# 1378770 DEEDWARR
02/10/2026 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20260210-0010197

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF _____

Actual consideration or value, whichever is greater is $383,000.00.

Affiant

Subscribed and sworn before me this the 28th day of January, 2026.

Notary Public
My commission expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

WARRANTY DEED

Address of New Owner:
James Shallenberger
740 Cottage Park Dr.
Nashville, TN 37207

Send Tax Bill to:
New owner

Tax Information:
060-11-0B 017.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRANDON THOMAS WILLIAMS, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Borthwick Shallenberger, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No.17, Cottage Park, as shown of record in Exhibit "B" of Instrument No. 20151203-0122006 and Amended in Instrument No. 20160126-0007567, and Instrument No. 20160928-0102452, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Brandon Thomas Williams, an unmarried man, by deed dated 04/16/2020, from Jeffrey Alan Perkins, unmarried man, of record in Instrument No. 20200421-0041760, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 740 Cottage Park Dr., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of January, 2026.

Brandon Thomas Williams

1/28/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon Thomas Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2026.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 January 29, 2026 (date of document)

Regina Sullo
Affiant Signature

January 29, 2026
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 29 day of January, 20 26

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

