Karen Johnson Davidson County
Batch# 1379085 DEEDWARR
02/11/2026 10:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260211-0010593

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* Affiant Sworn to and subscribed before me this February 4, 2026. Notary Public Comm Exp:

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
WILLIAM G. CRADDOCK, Trustee		
WILLIAM G. CRADDOCK REVOCABLE TRUST dated February 4, 2026	SAME AS NEW OWNER	043-05-0-175.00
104 Garner Street		
Nashville, Tennessee 37115		

WARRANTY DEED

BE IT KNOWN THAT WILLIAM G. CRADDOCK and wife, JANICE D. CRADDOCK, purchased the subject property on May 17, 1971, by Warranty Deed of record in Book 4507, Page 262, Register's Office for Davidson County, Tennessee. JANICE D. CRADDOCK passed away on October 27, 2025, leaving WILLIAM G. CRADDOCK as sole owner.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, WILLIAM G. CRADDOCK, (Grantors), do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to WILLIAM G. CRADDOCK, Trustee of the WILLIAM G. CRADDOCK REVOCABLE TRUST dated February 4, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 54 and 55, of Block B, on the Plan of Overlook Estates, as of record in Book 843, page 105, Register's Office for said County.

SAID Lots Nos. 54 and 55, adjoin and front together 114 feet on the southerly side of Garner Street, and extend back 139.3 feet on the westerly line of Lot No. 55, and 140.8 feet on the easterly line of Lot No. 54, to a dead line in the rear on which they measure 114 feet.

Being the same property conveyed to WILLIAM G. CRADDOCK and wife, JANICE D. CRADDOCK, from JAMES FOSTER MONTGOMERY and wife, JEANETTE C.

MONTGOMERY, by Warranty Deed of record in Book 4507, Page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The legal description is taken from the prior deed of record.

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 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 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.

This is improved property known as 104 Garner Street (formerly known as 106 Garner Street) Nashville, Tennessee 37115

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on February 4, 2026.

Wm. G. Craddock
WILLIAM G. CRADDOCK

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM G. CRADDOCK, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this February 4, 2026.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 February 4, 2026

2/9/26
ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 9th day of February 2026.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029