Karen Johnson
Batch # 1379433
02/12/2026 10:40:52 AM
Fees: $13.00 Taxes: $924.63

Davidson County
DEEDWARR
2 pgs

20260212-0011161

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th **DAY OF FEBRUARY, 2026.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

07-NSH25-10651

Address of New Owner:	Send Tax Bills to:	Tax Information:
Garland Thomas Williams 2003 Pinecrest Drive Nashville, TN 37211	NEW OWNER	162-09-0D-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Meggan Binder, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Garland Thomas Williams, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Pine Crest Townhomes, as shown in Exhibit A-2 of the Declaration of Covenants, Conditions and Restrictions Establishing the Pinecrest Townhomes a Planned Unit Development, recorded at Instrument Number 20081230-0123641, and amended at Instrument Number 20120328-0026504, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Meggan Binder, a single woman by Special Warranty Deed from JD Eatherly, married of record in Instrument No. 20151109-0113970 Register's Office for Davidson County, Tennessee, dated November 5, 2015 and recorded on November 9, 2015.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

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.

This property is improved property known as: **2003 Pinecrest Drive, Nashville, TN 37211**

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 seised 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.

WITNESS my hand this 10th day of February, 2026

Meggan Binder

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 Meggan Binder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 10th day of February, 2026.

Notary Public

My Commission Expires: 08/19/2028

