Karen Johnson Davidson County
Batch# 1382419 DEEDWARR
02/18/2026 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $5,028.30
20260218-0012732

WARRANTY DEED

2026-2

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,359,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of February, 2026.

(Affix Seal) Notary Public

My Commission Expires: 7-6-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph S. Reese and Margaret C. Reese 221 Shady Grove Road Nashville, TN 37214	NEW OWNER	084.16-0-171.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Fred Oliver Williams, Jr., Trustee of the Williams Joint Revocable Living Trust dated October 9, 2020 and Margaret Jean Williams, Trustee of the Williams Joint Revocable Living Trust dated October 9, 2020**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey **unto Joseph S. Reese and Margaret C. Reese, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot. No. 17 on the Map of Donelson Heights Subdivision, not of record, described according to a blueprint of said Map made July 9, 1921 by Erle Drake as follows:

Said Lot No. 17 fronts 100 feet on the easterly side of Shady Grove Road and runs back between parallel lines 200 feet.

Being the same property conveyed to Fred Oliver Williams, Jr. and Margaret Jean Williams, Trustees of the Williams Joint Revocable Living Trust dated October 9, 2020 from Fred O. Williams and Margaret A. Williams by Quitclaim Deed dated October2, 2020 and recorded August 26, 2022 in Instrument @20220826-0096781, Register's Office for Davidson County, Tennessee.

This is (X) improved property know as 221 Shady Grove Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 13th day of February, 2026.

Fred Oliver Williams, Jr., Trustee of the Williams Joint Revocable Living Trust dated October 9, 2020

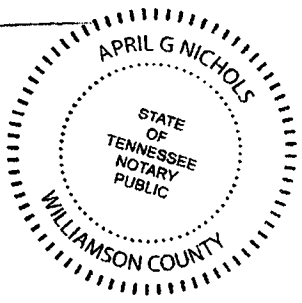
Margaret Jean Williams, Trustee of the Williams Joint Revocable Living Trust dated October 9, 2020

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Fred Oliver Williams, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee(or other officer authorized to execute the instrument) of the Williams Joint Revocable Living Trust dated October 9, 2020 the within named bargainor, a limited liability company, and that such Trustee or officer as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Trustee.

Witness my hand and seal this 13th day of February, 2026.

NOTARY SIGNATURE
Notary Expires: 7-6-2027



Tennessee Certification of Electronic Document

I, April G Nichols 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 2-13-2026 (date of document).

Affiant Signature

February 13 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

