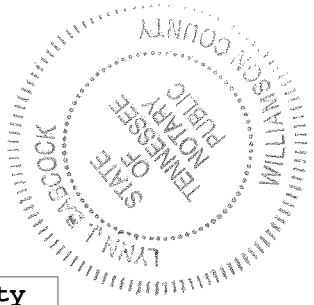
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00.

Georgette R Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2026.

Lynn L Babcock
Notary Public

MY COMMISSION EXPIRES: 12-10-28

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1386499 DEEDWARR
02/27/2026 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20260227-0015655

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
210 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Caires	New Owner	064 03 0A 025.00
(NAME)	(NAME)	
201 Hidden Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Judy Nichols, Trustee of the Judy Nichols Revocable Living Trust dated December 10, 1993, as amended and restated on July 24, 2017,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Justin Caires and Jenna Caires, husband and wife,** hereinafter called the GRANTEE(S), their 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 Lot No. 8 on the Plat of Phase Two-A Brandywine Pointe, a Planned Unit Development, of record in Book 7900, pages 350 and 351, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Judy Nichols by Warranty Deed from Brandywine Pointe Partners, L.P., a Tennessee limited partnership, dated 03/10/1993, of record in Book 8886, Page 28, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Nichols Judy, Trustee U/A/D 12/10/1993 by Quitclaim Deed from Judy Nichols, individually, dated 12/10/1993, of record in Book 9209, Page 435, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Anthony Nichols, Trustee of the Anthony Nichols Revocable Living Trust by Quitclaim Deed from Judy Nichols, Trustee of the Judy Nichols Revocable Living Trust, dated 10/16/2025, of record in Instrument No. 20251017-0082679, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Judy Nichols, Trustee of the Judy Nichols Revocable Living Trust by Quitclaim Deed from Anthony Nichols, Trustee of the Anthony Nichols Revocable Living Trust, dated 10/24/2025, of record in Instrument No. 20251106-0088518, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 201 Hidden Court, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 26th day of February, 2026.

Judy Nichols Revocable Living Trust
dated December 10, 1993, as amended
and restated on July 24, 2017,

By: _____
Judy Nichols, Trustee

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 Judy Nichols, Trustee of the Judy Nichols Revocable Living Trust dated December 10, 1993, as amended and restated on July 24, 2017, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of February, 2026.

_____
Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 26, 2026.

Affiant
Date: February 26, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 26 day of February, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY