Karen Johnson Davidson County
Batch# 1389069 DEEDWARR
03/05/2026 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20260305-0017801

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

B-ELAM-26-920

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ellie Mae Willard and Jaxon Bruce Willard	NEW OWNER	
(NAME)	(NAME)	**180-04-0A-105.00-CO**
920 Century Oak Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **TERESA GAIL STEPHENS REVOCABLE TRUST DATED DECEMBER 21, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLIE MAE WILLARD AND JAXON BRUCE WILLARD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 26 on the Plan of Highland Creek, a planned unit development, Section Two of record in Instrument No. 20030424-0055118, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Teresa Gail Stephens, Trustee under Teresa Gail Stephens Revocable Trust dated December 21, 2021 by Quitclaim Deed from Kenneth Stephens and wife, Teresa G. Stephens of record in Instrument No. 20220105-0001770 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on January 05, 2022.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- All matters shown on the Plan of record in Instrument 20030424-0055118 as corrected by Surveyor's Certificate of Correction in Instrument 20050310-0026513, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as supplemented in Instrument 20000413-0037474, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement in Book 5266, Page 40, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Book 11338, Page 738, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space in Instrument 20031014-0151693, Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 1138, Page 738, in the Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 10419, Page 516, in the Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 10316, Page 569, in the Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 10419, Page 470, in the Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 10419, Page 504, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **920 Century Oak Dr, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 4 DAY OF MARCH, 2026.

Teresa Gail Stephens Revocable Trust dated December 21, 2021

BY: Teresa Gail Stephens
Teresa Gail Stephens
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA GAIL STEPHENS, TRUSTEE of TERESA GAIL STEPHENS REVOCABLE TRUST DATED DECEMBER 21, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of March, 2026.

Adam H. Jefferson
Notary Public
My Commission Expires: 1-22-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 4, 2026

Affiant Signature

3/4/2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4 day of March, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY