RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/31/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-16-2029

LYNAE WILDER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch # 1400426 DEEDWARR
04/02/2026 09:56:00 AM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20260402-0026397

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 3384-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jo Ann Mathieson		175-04-0A-097.00-CO
500 Yellowstone Court		
Antioch, TN 37013		

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,

Riley Ward, Dayton Ward, Braden Ward, Lauren McClanahan, Jason Todd Ward, Teri Hall and Graham Stephen Ward, Heirs of Marjorie Graham

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jo Ann Mathieson, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract or parcel of land, lying and being in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 16B of Unit 16 on the Plan of Final Plat Park Place Subdivision, Phase II, of record in Instrument No. 20020530-0065765; and as shown as in Exhibit "E" to the Master Deed of record in Instrument No. 20010214-0014161 re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191 and re-recorded in Instrument No. 20011212-0136927 and amended in Instrument No. 20030710-0095634, re-recorded in Instrument No. 20030915-0134956, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Graham and Marjorie Graham, husband and wife by Warranty Deed from Landmark Homes of Tennessee, Inc. of record in Instrument No. 20041203-0144315 Register's Office for Davidson County, Tennessee, dated November 24, 2004 and recorded on December 03, 2004.

David Graham, having died on October 04, 2008, his interest in said property vesting in Marjorie Graham as the surviving tenant by the entirety.

Being the same property conveyed to Gayle Neff by Quit Claim Deed from Marjorie Graham, a widow, Reserving a Life Estate of record in Instrument No. 20170316-0025847 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 16, 2017.

Being the same property conveyed to Marjorie Graham by Quit Claim Deed from Gayle Neff of record in Instrument No. 20190327-0027409 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 27, 2019.

Marjorie Graham, having died testate on November 13, 2024, her interest in said property being devised to Gayle Neff, Jason Todd Ward, Graham Steven Ward, Lauren Ward (McClanahan), Dayton Ward, Braden Ward and Riley Ward, by Last Will and Testament, as shown in Probate for Muniment of Title in Docket No. 2025-PR-322, Probate Court for Wilson County, Tennessee and recorded in Instrument No. 20260109-0002201, Register's Office for Davidson County, Tennessee.

The Will of Marjorie Graham also devised a contingent interest to Marsha Howard, contingent upon Marsha Howard surviving Marjorie Graham, but Marsha Howard died January 5, 2019, and died without surviving issue. An affidavit of heirship with respect to Marsha Howard is recorded simultaneously herewith.

The Will of Marjorie Graham devised interests to unnamed grandchildren and great grandchildren, as they are identified in the Order Establishing Muniment of Tile recorded as Instrument 20260109-0002201, said Register's Office, and also as set out in an affidavit of heirship recorded simultaneously herewith.

Gayle Neff, having died testate on May 22, 2025, her interest in said property being devised to Frederick Neff by Last Will and Testament, as shown in Probate for Muniment of Title in Docket No. 2025-PR-366, Probate Court for Wilson County, Tennessee and record in Instrument No.20250915-0073298, Register's Office for Davidson County, Tennessee.

Frederick Neff, having died testate on November 22, 2025, his interest in said property being devised to Jason Ward, Graham Ward and Teri Hall by Last Will and Testament, as shown in Probate of record in Docket No. 2025-PR-537, Probate Court for Wilson County, Tennessee.

The Grantors herein are Jason Ward, Graham Ward and Terri Hall (the heirs of Gayle Neff's 50% interest). The grandchildren and great grandchildren, as set forth in the Order Establishing Muniment of Tile recorded as Instrument 20260109-0002201, are Jason Ward, Graham Ward, Lauren Ward (McClannahan), Dayton Ward, Braden Ward and Riley Ward (the heirs of the 50% interest devised unto the grandchildren and great grandchildren of Marjorie Graham).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 500 Yellowstone Court Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on March 31, 2026

Heir Of Marjorie Graham

By: Lauren McClanahan

Lauren McClanahan, Heir

By: Teri Hall

Teri Hall, Heir

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Lauren McClanahan and Teri Hall, Heirs of Heirs of Marjorie Graham, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 31, 2026.

Donna Young

Notary Public

My Commission Expires: 6-25-28

DONNA YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
RHEA COUNTY

File #: 3384-26NASH-TN

~~**RECORD & RETURN**~~ **TO:**

prepared by

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on March 31, 2026

Heirs of Marjorie Graham

By: Riley Ward
Riley Ward, Heir

By: Dayton Ward
Dayton Ward, Heir

By: Braden Ward
Braden Ward, Heir

By: Jason Todd Ward
Jason Todd Ward, Heir

By: Graham ~~Steven~~ Stephen GW Ward
Graham ~~Steven~~ Stephen GW Ward, Heir

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Riley Ward, Dayton Ward, Braden Ward, Jason Todd Ward, and Graham ~~Steven~~ Stephen GW Ward, Heirs of Heirs of Marjorie Graham, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 31, 2026.

Lynae Wilder
Notary Public

My Commission Expires: 9.16.2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY