WARRANTY DEED

Karen Johnson
Batch # 1402436
04/07/2026 09:11:46 AM
Fees: $13.00 Taxes: $1,424.50
20260407-0027662

Davidson County
DEEDWARR
2 pgs

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 2/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
MALL Holdings, LLC	MALL Holdings, LLC	25-7-25
(NAME)	(NAME)	
1509 Hunt Club Blvd, Ste 600	1509 Hunt Club Blvd, Ste 600	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260422

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Barry N. Williams, an unmarried man, and Rosita O. Banda, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MALL Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 58 on the Plan of Section III, Ranchwood Estates, of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Barry N. Williams and wife, Rosita O. Banda, by Warranty Deed from Larry Joe McGuire and wife, Diane McGuire, dated 02/19/2002 and filed of record in Inst. No. 20020226-0024186, Register's Office for Davidson County, Tennessee.

Barry N. Williams and Rosita O. Banda are now divorced, pursuant to Final Decree of Divorce in Docket No. 24D729 in the Third Circuit Court for Davidson County, Tennessee at Nashville.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3398, page 479, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 403 Rosehill Court, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of April, 2026

Barry N. Williams

Rosita O. Banda

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barry N. Williams and Rosita O. Banda, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of April, 2026.

Notary Public
My Commission Expires: 4/26/26

