# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403355 DEEDWARR
04/08/2026 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $5,179.63
20260408-0028368

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. KS-26-1580

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 9/13/28
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Julia Shelton | New owners | |
| (NAME) | (NAME) | |
| 223 38th Avenue North | | 104-01-0-437.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Lillian Williams, Trustee of The Legacyland Trust dated April 27, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julia S. Shelton, a single person**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**The following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:**

**Lot 92, Redivision of Lots 92 & 93 on the Plan of Part of West Grove Subdivision, of record in Plat Book 6050, Page 578, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Lillian Williams, Trustee of The Legacyland Trust Dated April 27, 2023 by Warranty Deed from Patricia Holdridge, and Successor(s) as Trustee of The Patricia Holdridge Revocable Trust Uta Dtd October 02, 2017 of record in Instrument No. 20230522-0038170 Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 22, 2023.**

**This is property more commonly known as 223 38th Avenue North, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with 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 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 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/our hand this 25th day of March, 2026.

The Legacyland Trust dated April 27, 2023

By: _____
Lillian Williams, Trustee

STATE OF OHIO
COUNTY OF CUYAHOGA

On this 25th day of March, 2026, before me personally appeared Lillian Williams, Trustee of The Legacyland Trust dated April 27, 2023, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2026.

_____
Notary Signature
My commission expires: 11/03/2028

NOTARY PUBLIC STATE OF OHIO

DEBRA J FOX
Notary Public
State of Ohio
My Comm. Expires
November 3, 2028

# Certificate of Authenticity

I, Joshua A. Terry, 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 3/25/2026.

Affiant Signature – Joshua A. Terry

4/7/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/7/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON