2026-1939-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1405273 DEEDWARR
04/14/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20260414-0030514

LINDSEY BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$289,900.00.**

Affiant

Subscribed and sworn to before me this 14th day of April, 2026

Notary Public

My Commission expires: 9/1/28
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Spencer Stone	New Owner	064-13-0-031
4319 Woods St.		
Nashville, TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert J. Williams, unmarried and Wanda Williams, widowed and not remarried, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Spencer Stone, a single person**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 in Block 3 in W. A. Bryan's Subdivision of the Berry Tract, at Berryville, a plan of which is of record in Plat Book 421, Page 117, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert J. Williams, unmarried and Wanda Williams, widowed and not remarried, as joint tenants with rights of survivorship, by Warranty Deed dated November 6, 2025, from Lynn A. Lusty, a single person, of record in Instrument Number 20251218-0100666, Register's Office for Davidson County, Tennessee,

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 421, Page 117, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **4319 Woods Street, Nashville, TN 37138.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 14th day of April, 2026.

Wanda Williams

Wanda Williams

R. Jason Williams

Robert J. Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams and Robert J. Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 14th day of April, 2026.

Notary Public
My commission expires 8/2/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/14/2026 (date of document).

Jennifer Russell
Affiant Signature

4/14/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

