Karen Johnson Davidson County
Batch# 1418028 DEEDWARR
05/08/2026 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20260508-0041711

2026-2014-TN

# WARRANTY DEED

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$499,900.00.**

Affiant

Subscribed and sworn to before me this 5th day of May, 2026.

Notary Public
My Commission expires: _____
(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: |
|---|---|---|
| Nathan Brewer and Laura Brewer | Same as New Owner's | 135-16-0-036 |
| 2604 Sailboat Court | | |
| Nashville, TN 37217 | | |

**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, **Wanda Williams, an unmarried woman, and Luis Alonso Duran**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nathan Brewer and Laura Brewer, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:**

**Being lot No. 568 on the Plan of Section 13, Edge-O-Lake Estates, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete description.**

**Being the property conveyed to Wanda Williams, an unmarried woman and Luis Alonso Duran, a married man, by Warranty Deed from Maria E Hall, Trustee of Irrevocable Trust Agreement of Derrick Eddings dated December 8, 2025 and recorded December 8, 2025 at Instrument Number 20251208-0097616 in the 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 4175, Page 33, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **2604 Sailboat Court, Nashville, TN 37217.**

**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

**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 5th day of May, 2026.

Wanda Williams

**Wanda Williams**

**Luis Alonso Duran**

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 Luis Alonso Duran,** 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 5th day of May, 2026.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 May 5, 2026.

Date

Stephanie Woodall

Affiant Signature

May 5, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

