Karen Johnson Davidson County
Batch# 1418103 DEEDWARR
05/08/2026 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,507.40
20260508-0041825

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $407,406.00.

Affiant

Subscribed and sworn to before me, this May 7, 2026.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Staples and Cara Fisher		
113 Cunniff Pkwy	New Owner	033-13-0-005.00
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Margaret Allison and Stephen Williams, Co-Executors of The Estate of Winona Dunn Williams

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Cara Fisher, an unmarried woman, and Christopher Staples, an unmarried man

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for said County.

Said Lot No. 5 fronts 155.9 feet on the south side of Cunniff Parkway and runs back 320 feet on the west line and 172.4 feet on the east line to a dead line, which is a broken line, measuring 221.6 feet thereon.

Being the same property conveyed to Roy A. Williams and wife, Winona D. Williams by Deed from Robert S. Joslin and wife, Anita G. Joslin of record in Book 5124, Page 243, Register's Office for Davidson County, Tennessee, dated March 10, 1977 and recorded on March 15, 1977.

The said Roy A. Williams having died on or about July 20, 2007, vesting Winona D. Williams as surviving tenant by the entirety.

The said Winona D. Williams having died on or about September 11, 2025, with the Estate of Winona Dunn Williams being administered under Case No. 25P2090, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 113 Cunniff Pkwy, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 7th day of May, 2026.

The Estate of Winona Dunn Williams

By: Margaret Allison Co-Executor
Margaret Allison, Co-Executor

By: Co-Executor
Stephen Williams, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Margaret Allison and Stephen Williams, Co-Executors of The Estate of Winona Dunn Williams, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above as Co-Executors.

Witness my hand and official seal this 7th day of May, 2026.

Notary Public
My Commission Expires: 2·2·2030

Nicholas R. Norton
State of Tennessee
Notary Public
Williamson County

Lenders Title Company File No. 26-11484-7524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 5/7/26 (date of document).

Michelle W Kendig
Affiant Signature

5/7/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7TH day of May, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

