Karen Johnson Davidson County
Batch# 1426737 DEEDWARR
05/29/2026 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20260529-0048860

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON 05/27/2026

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Bender's Ferry Rd, Mt. Juliet, TN 37122

Address of New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel Numbers
Kathleen Williams	Kathleen Williams	10816023200
300 Woodwind Ct	300 Woodwind Ct	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($200,000), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jill Tedford AKA Jill Patterson, married*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen F. Williams, a single woman

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:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 164-A, Zone Division of Lots 164 thru 171 on the Plan of Percy Priest Woods, Section Four, as shown on the plat of the same of record in Plat Book 6250, Page 901, also shown as part of Lot No. 164 on the Final Plat of Percy Priest Woods, Section Four, of record in Plat Book 6250, Page 356 and 357, in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jill Tedford, unmarried woman, by Warranty Deed from Mark A. Corbitt and Amy S. Corbitt, husband and wife, of record as Instrument No. 201905280050042, recorded May 28, 2019, in the Register's Office for Davidson County, Tennessee.

*Property not used as marital residence

unimproved ☐

This is improved ☒ property, known as **300 Woodwind Ct Nashville, TN 37214**

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(s) this **May 27, 2026.**

Jill Tedford

Jill Tedford AKA Jill Patterson

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jill Tedford AKA Jill Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand at office on **May 27, 2026.**

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 2/25/30

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 5/27, 2026.

Affiant

Date: May 28, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28 day of May, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.