Karen Johnson Davidson County
Batch# 1427453 DEEDWARR
06/03/2026 08:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260603-0049848

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* _____, Affiant Sworn to and subscribed before me this May 29, 2026. _____ Comm Exp: _____ Notary Public

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

This Instrument Prepared by: Thomas K. White, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL
WILLIAM MICHAEL MCGEE and AUTUMN NELSON MCGEE, Trustees		
MCGEE FAMILY TRUST dated May 29, 2026	Same as New Owner	160-03-0-034.00
5206 Regent Drive		
Nashville, Tennessee 37220		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, WILLIAM MICHAEL MCGEE and AUTUMN NICOLE NELSON, n/k/a AUTUMN NELSON MCGEE, husband and wife (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to WILLIAM MICHAEL MCGEE and AUTUMN NELSON MCGEE, Trustees of the MCGEE FAMILY TRUST dated May 29, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Haileywood Estates, Section VIII of record in Plat Book 2854, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to WILLIAM MICHAEL MCGEE and AUTUMN NICOLE NELSON, as tenants in common, from KEVIN A. MITCHELL and RAINEY HILLYER MITHCELL, husband and wife, by Warranty Deed of record in Instrument 20201104-0129062, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 19, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2862, Page 384, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement of record in Book 6226, Page 275, in the Register's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20140401-0027027 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

The legal description is taken from the prior deed of record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The improved property is known as 5206 Regent Drive, Nashville, Tennessee 37220.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on May 29, 2026.

WILLIAM MICHAEL MCGEE

AUTUMN NELSON MCGEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM MICHAEL MCGEE and AUTUMN NELSON MCGEE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 29, 2026.

NOTARY PUBLIC

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2027

TRUE COPY CERTIFICATION

I, THOMAS K. WHITE, 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 29, 2026.

THOMAS K. WHITE 5/29/26
Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 29th day of May, 2026.

Notary Public

My Commission Expires: 06-05-2028

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2028