Karen Johnson Davidson County
Batch# 1432644 DEEDWARR
06/11/2026 08:55:30 AM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20260611-0052940

File No: 2006449601

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
BILLIPS LLC, 1136 GATEWAY LN, NASHVILLE, TN 37220

Tax Parcel Number: 13108004200

GENERAL WARRANTY DEED

WILLIAM M. BILLIPS, married and conveying non homestead property, ("Grantor"), of 2849 OAK CREEK LANE, PALM HARBOR, FL 34684, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **BILLIPS LLC**, ("Grantee"), whose tax mailing address is 1136 GATEWAY LN, NASHVILLE, TN 37220, the following described real estate in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF GLENDALE MANOR, SECTION ONE, OF RECORD IN BOOK 2330, PAGE 111, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO: THE PLAN, WITH OWNER'S CERTIFICATE, OF RECORD IN BOOK 2330, PAGE 111, SAID REGISTER'S OFFICE, WITH PLAN SHOWS A 40 FOOT MINIMUM BUILDING SETBACK LINE FROM FARRISWOOD DRIVE AND GLENDALE LANE AND A 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES ALONG THE REAR LINE OF SAID LOT AND A 3 X 15 FOOT UTILITY ANCHOR EASEMENT LOCATED ON THE SOUTHEASTERLY CORNER OF SAID LOT AND THE FOLLOWING NOTE: "PUMP TO BE

USED ON LOTS NO. 1 AND NO. 8 FOR SEWAGE DISPOSAL OR OTHERWISE APPROVED BY THE DAVIDSON COUNTY HEALTH DEPT."

Assessor's Parcel No: 13108004200

Property commonly known as: 4413 FARRISWOOD DR, NASHVILLE, TN 37204

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. BILLIPS BY QUITCLAIM DEED FROM WILLIAM BILLIPS, AN UNMARRIED MAN, DATED 06/05/2013, RECORDED 06/07/2013, DEED INSTRUMENT NO. 20130607-0058216, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on June 4, 2026:

WILLIAM M. BILLIPS

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **WILLIAM M. BILLIPS**, personally known to me, or has produced driver's license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of June, 2026

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $900,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 4th day of June, 2026.

Notary Public

My Commission Expires: May 8, 2029

SEAL

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 06/04/2026 (date of document).

N.J.W.B.K
Affiant Signature

06/09/2026
Date

State of Pa

County of Allegheny

Sworn to and subscribed before me this 9th day of June, 2026.

Lindsey Seltmann
Notary's Signature

MY COMMISSION EXPIRES: November 23, 2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Seltmann, Notary Public
Allegheny County
My commission expires November 23, 2028
Commission number 1387661
Member, Pennsylvania Association of Notaries