THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9408-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,612.000.00. Tracy Perry Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2026 Notary Public MY COMMISSION EXPIRES: Nov 8, 2029 (AFFIX SEAL)

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth G Triggs and G Austin Triggs	NEW OWNER	
119 Brighton Close		104-13-0F-119.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James William Ward, Jr. and Susanne Jervis Ward, Trustees of The Ward Family Trust dated April 16, 2020**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth G Triggs and G Austin Triggs, wife and husband**

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 in Davidson County, Tennessee, being Unit No. 119 on the Plan of Revised Site Plan, a Planned Unit Development, Brighton Close, Phase 1-A, 1-B, 1-D and Phase II, as of record in Plat Book 6900, page 869 as revised in Book 7900, page 136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Patrick Harrison and Allison Miller Harrison, husband and wife by Warranty Deed from Philip Woodlief, unmarried of record in Instrument No. 20211213-0164472 Register's Office for Davidson County, Tennessee, dated December 03, 2021 and recorded on December 13, 2021.

Being the same property conveyed to George Patrick Harrison and Allison Miller Harrison, Trustees of the Harrison Revocable Living Trust, dated April 13th, 2009 by Quitclaim Deed from George Patrick Harrison and Allison Miller Harrison, husband and wife of record in Instrument No. 20220105-0001977 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 05, 2022.

Being the same property conveyed to James William Ward, Jr., and Susanne Jervis Ward, Trustees of The Ward Family Trust, dated April 16, 2020 by Warranty Deed from George Patrick Harrison and Allison Miller Harrison, Trustees of the Harrison Revocable Living Trust, dated April 13th, 2009 of record in Instrument No. 20240617-0045033 Register's Office for Davidson County, Tennessee, dated June 12, 2024 and recorded on June 17, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **119 Brighton Close. Nashville, TN 37205**

Karen Johnson Davidson County
Batch# 1434835 DEEDWARR
06/16/2026 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $5,964.40
20260616-0054605

202606160054605

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 our hands this the 11 day of June, 2026.

James William Ward, Jr. and Susanne Jervis Ward, Trustees of The Ward Family Trust dated April 16, 2020

BY: James William Ward Jr. Trustee
James William Ward, Jr., Trustee

BY: Susanne Jervis Ward, Trustee
Susanne Jervis Ward, Trustee

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James William Ward, Jr.** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Ward Family Trust dated April 16, 2020,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **James William Ward, Jr.,** as such **Trustee.**

Witness my hand and seal this the 11 day of June, 2026.

Nancy L Mazza
Notary Public
My Commission Expires: 11-12-2026

NANCY L MAZZA
Notary Public - State of Florida
Commission # HH 301838
My Comm. Expires Nov 12, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Susanne Jervis Ward** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Ward Family Trust dated April 16, 2020,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Susanne Jervis Ward,** as such **Trustee.**

Witness my hand and seal this the 11 day of June, 2026.

Nancy L Mazza
Notary Public
My Commission Expires: 11-12-2026

NANCY L MAZZA
Notary Public - State of Florida
Commission # HH 301838
My Comm. Expires Nov 12, 2026
Bonded through National Notary Assn.

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 15, 2026.

Tracey Perry
Signature

Date: 6-16-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 16th day of June, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028