WARRANTY DEED

Karen Johnson Davidson County
Batch# 1434872 DEEDWARR
06/16/2026 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20260616-0054646

File No. AR-26-2358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JERDLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Dibble	Same As New Owner	
(NAME)	(NAME)	
133 43rd Avenue North		103-08-0H-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we, **Susan Leigh Williamson, Trustee of Susan Leigh Williamson Revocable Trust dated October 29, 2025**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Dibble, an unmarried person**, HEREINAFTER CALLED THE GRANTEE, 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 B, Westlawn Condominiums, as shown as Exhibit in Instrument No. 20080222-0017458, Amended in Instrument No. 20080814-0083774, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan L. Greenhut, unmarried by Warranty Deed from Daniel L. Esquibel Jr. and Bryon G. Cummings of record in Instrument No. 20130820-0087627 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 20, 2013.

Being the same property conveyed to Susan Leigh Williamson Revocable Trust dated 10/29/25, 2025 by Quitclaim Deed from Susan L. Williamson, married, f/k/a Susan L. Greenhut of record in Instrument No. 20251212-0099169 Register's Office for Davidson County, Tennessee, dated October 29, 2025 and recorded on December 12, 2025.

This is property more commonly known as 133 43rd Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 15th day of June, 2026.

Susan Leigh Williamson Revocable Trust
dated October 29, 2025

By: _____
Susan Leigh Williamson, Trustee

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Denver

On this 15th day of June, 2026, before me personally appeared Susan Leigh Williamson, Trustee of Susan Leigh Williamson Revocable Trust dated October 29, 2025, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2026.

_____
Notary Signature
My commission expires: 05/19/2028

OLGA G FUJAROS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204017519
MY COMMISSION EXPIRES MAY 19, 2028

Certificate of Authenticity

I, Christian Reynolds, 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 **June 15, 2026**.

Date

Affiant Signature

June 16, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **June**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)