Karen Johnson
Batch # 1436506
06/22/2026 11:49:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260622-0055933

This Instrument prepared by:
D. Jefferson Herring, Attorney
Washington Square, Suite 415
222 Second Avenue North
Nashville, TN 37201

WARRANTY DEED

Grantor:	**Ann Howard (a/k/a Ann T. Howard) an unmarried person.**
Grantees:	**Ann T Howard and George H. Howard, III, Trustees of Ann Howard Living Trust Established May 27, 2026.**
County:	**Davidson, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Ann T. Howard; George H. Howard, III, Trustees 109 Wilshire Court Goodlettsville, TN 37072	**Map and Parcel Nos.:** 026 06 0 051.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust and pursuant to T.C.A. § 67-4-409(a)(3)(F) this conveyance is exempt from transfer tax.

Ann T. Howard
Trustee of Ann Howard Living Trust
Affiant

Sworn to and subscribed before me on this 27th day of May, 2026.

Notary Public
My commission Expires January 4, 2027.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
affix seal here

PURSUANT TO HER ESTATE PLAN and for good and valuable consideration the receipt of which is hereby acknowledged, **Ann Howard (a/ka Ann T. Howard), an unmarried person**, ("the Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Ann T. Howard and George H. Howard, III, Trustees of the Ann Howard Living Trust, established May 27, 2026,** (together, "the Grantees") and their successors and assigns, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever. The Grantor does hereby covenant that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for applicable property taxes and as disclosed on Exhibit A.

The Grantor further covenants and binds herself, her heirs, representatives and assigns, to warrant and forever defend the title to the Property to the Grantees and their successors and assigns, against the claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed this Warranty Deed on this 27th day of May, 2026.

Ann T. Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ann T. Howard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2026.

Notary Public

My Commission Expires January 4, 2027.

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D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No, 105 on the Plan of Windsor Green, Phase I, Section I, as of record in Book 6250, page 31, Register's Office for said county, to which reference is hereby made for a more complete and accurate description thereof.

This conveyance is subject to all matters disclosed in the Plan of Windsor Green, Phase I, Section I, as of record in Book 6250, page 31, Register's Office for Davidson County, and all other matters of public record.

Being the same property conveyed to Ann Howard (a/k/a Ann T. Howard) from Sam Colbert and wife, Brenda Evans Colbert, by deed of record in Book 9039, page 655 Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Wilshire Court, Goodlettsville, Tennessee 37072. The above legal description was taken from the deed that conveyed the property to the Grantor. The property was not surveyed at the time of this conveyance.