Karen Johnson Davidson County
Batch# 1437493 DEEDWARR
06/24/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20260624-0056849

WARRANTY DEED

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 08-10-2027

File No. CH-26-2481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Seth L. Williams and Katelyn E. Williams	Homeowners Financial Group USA, LLC	
(NAME)	(NAME)	
307 Neill Avenue	4800 North Scottsdale Rd, Suite 6000	082-12-0-068.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Scottsdale, AZ 85251	
(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, **Jill Ecklund, Trustee of Jill Ecklund Revocable Living Trust dated July 27, 2022**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seth L. Williams and Katelyn E. Williams, husband and wife**, 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:

A Certain tract or parcel of land in Davidson county, state of Tennessee , Described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 189 fronts 50 feet on the Easterly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jill Ecklund, a single woman by Warranty Deed from Benjamin T. Buttriss, married of record in Instrument No. 20160817-0086036 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 17, 2016.

Being the same property conveyed to Jill Ecklund, as Trustee of the Jill Ecklund Revocable Living Trust dated July 27, 2022 by Quitclaim Deed from Jill Ecklund, a single woman of record in Instrument No. 20220914-0102453 Register's Office for Davidson County, Tennessee, dated September 04, 2022 and recorded on September 14, 2022.

This is property more commonly known as 307 Neill Avenue, Nashville, TN 37206.

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 22nd day of June, 2026.

Jill Ecklund Revocable Living Trust dated July 27, 2022

By: _____
Jill Ecklund, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jill Ecklund, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of the Jill Ecklund Revocable Living Trust dated July 27, 2022, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand, at office, this 22nd day of June, 2026.

_____
Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

True Copy Certification

I, **Denise Woods,** 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 this the 22 day of June, 2026.

Denise Woods
Affiant Signature
Date 6-22-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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