Karen Johnson Davidson County
Batch# 1438611 DEEDWARR
06/26/2026 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260626-0058078

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12/19/2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 24th day of June, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles D. Williamson	Charles D. Williamson	073-12-0-109.00
2360 Baker Rd.	2360 Baker Rd.	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEX & CO. LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES D. WILLIAMSON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Sunset View, not of record, and described as follows:

Beginning at a point in the north easterly margin of McGavock Pike at the corner of Lots 4 and 5; thence with the line between said lots northeasterly 277.4 feet to the approximate top of the bluff of Cumberland River; and continuing in said direction to the low water mark of said Cumberland River; thence down said River to a point opposite a corner of Lots 5 and 6; thence with the line between Lots 5 and 6 southwesterly to the approximate top of the bluff of Cumberland River, at the corner of Lots 5 and 6; thence with the line between said lots southwesterly 310 feet to the northeasterly margin of McGavock Pike; thence with the margin of the same southeasterly 100 feet to the point of beginning.

Being the said property conveyed to Paul M. Darden by deed from Donald F. Ackland and wife, Olive H. Ackland, dated May 8, 1968, recorded May 15, 1968, of record in Book 4235, page 352, Register's Office for Davidson County, Tennessee.

Note: Paul M. Darden is deceased on or about March 4, 2026.

Being the same property conveyed to Lex & Co. LLC, a Tennessee limited liability company by Warranty Deed from Robert Wyatt Hill, Executor of Heirs and Beneficiaries of Paul M. Darden of record in Instrument No. 20260610-0052654 Register's Office for Davidson County, Tennessee, dated Mau 27, 2026 and recorded on June 10, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2974 McGavock Pike, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of June, 2026.

Lex & Co. LLC, a Tennessee Limited Liability Company

By:_____
Alex Lipsitz, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alex Lipsitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Lex & Co. LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2026.

_____
Notary Public

My Commission Expires: 1/22/30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 24. 2026

Affiant Signature

26th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

