BOX 10-A

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1449028 DEEDWARR
07/20/2026 09:31:41 AM 2 pgs
Fees: $13.00 Taxes: $969.40
20260720-0065135

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $262,000.00.

Affiant

Subscribed and sworn before me this the 15th day of July, 2026.

Notary Public
My commission expires: 02/03/2030

M. R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William Glen Wallis III Sierra Lynn Migneault Wallis 330 Melpar Dr. Nashville, TN 37211	Same as Owner 313 Fairlane Drive Nashville, TN 37211	148-13-0 018.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J.R. TIDWELL IRREVOCABLE TRUST DATED AUGUST 13, 2025**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **WILLIAM GLEN WALLIS III AND SIERRA LYNN MIGNEAULT WALLIS, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 391 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, as follows:

Said Lot No. 391 fronts 71 feet on the north side of Melpar Drive and runs back between lines, 174.7 feet on the east line and 183.9 feet on the west line to a dead line in the rear which it measures 59.4 feet thereon.

Being the same property conveyed to Cynthia Denise Tidwell, Trustee of the J.R. Tidwell Irrevocable Trust dated August 13, 2025, by Quitclaim Deed dated 08/13/2025, from Cherie Lu Tidwell, a widow, of record in Instrument No. 20250819-0066195, Register's Office for said County.

Also being the same property conveyed to John Russell Tidwell and wife, Cherie Lee Tidwell, by Warranty Deed dated 09/08/1962, from James Lloyd Green and wife, Alice Joy Green, of record in Book 3433, page 515, in the Register's Office for Davidson County, Tennessee. The said John Russell Tidwell having passed away on December 28, 2024, thereby vesting the property solely in Cherie Lee Tidwell as the surviving tenant by the entirety. Cherie Lee Tidwell and Cherie Lu Tidwell being the same person.

This Conveyance is subject to:

- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIRLANE PARK, SECTION III, as recorded in 2331, Page(s) 145 & 146.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2598, Page 491.
- Any and all existing easements and restrictions as shown of record not stated herein.

THIS IS IMPROVED PROPERTY KNOWN AS 330 Melpar Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of July, 2026.

J.R. Tidwell Irrevocable Trust dated August 13, 2025

BY: Cynthia D Tidwell

Cynthia Denise Tidwell, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cynthia Denise Tidwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the trustee of the J.R. Tidwell Irrevocable Trust dated August 13, 2025 within named bargainor, a trust, and that she, as such trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Cynthia Denise Tidwell as such trustee.

Witness my hand and official seal this 15th day of July, 2026.

My Commission Expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY