Brasfield & Associates

Taxes previously paid in Williamson County, Tennessee in Book 10057, Page 38

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/12/29

(AFFIX SEAL)

CORIE VANDIVER STATE OF TENNESSEE NOTARY PUBLIC

G-C-26-1621

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wonderful Winston Trust II	Wonderful Winston Trust II	
(NAME) 1621 Old Hickory Blvd.	(NAME) 516 Madison Ave, Ste 910	008O-C-063.00-000
(ADDRESS) Brentwood, TN 37027	(ADDRESS) New York NEW York 10022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GWILYM JEANS AND KATHERINE JEANS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WONDERFUL WINSTON TRUST II,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** /DAVIDSON COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Williamson & Davidson County, Tennessee, being Lot No. 61 on the Plan of Derby Glen Close of record in Plat Book 21, Page 2, in the Register's Office for Williamson County, and in Plat Book 6250, Page 90, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gwilym Jeans and Katherine Jeans, husband and wife by Warranty deed from Charles David Frost and wife, Esther L. Frost of record in Book 6937, page 150, Register's Office for Williamson County, Tennessee, dated November 21, 2016 and recorded on November 22, 2016 and recorded on November 23, 2016, recorded in Instrument No. *16051651 Register's Office for Davison County, Tennessee. * 20161123-0123685

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 2, Register's Office for Williamson County, and Plat Book 6250, Page 90, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 473, Page 328, in the Register's Office for Williamson County and Book 7547, Page 503, re-recorded in Book 7549, Page 568, in the Register's Office for Davidson County, Tennessee.
- Charter of Derby Glen Close Homeowner's Association, Inc. of record in Book 771, Page 388, in the Register's Office for Williamson County and Book 7749, Page 753, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1621 Old Hickory Blvd., Brentwood, Tennessee 37027.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson
Batch # 1449348
07/20/2026 02:22:30 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20260720-0065552

BK: 10057 PG: 38-39

26021677

2 PGS:AL-DEED
1114291
06/17/2026 - 10:19 AM

BATCH	1114291
MORTGAGE TAX	0.00
TRANSFER TAX	8695.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	8708.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

Warranty Deed

Witness my/our hand(s) this the 27 DAY OF MAY, 2026.

Gwilym Jeans

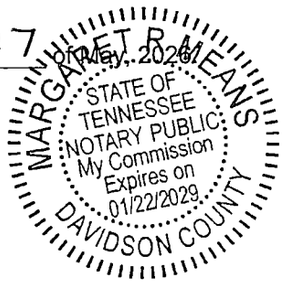
Katherine Jeans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWILYM JEANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

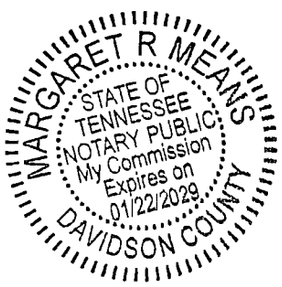


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE JEANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO:
BRASFIELD & ASSOCIATES
8370 HIGHWAY 51 N STE 101
MILLINGTON TN, 38053