Karen Johnson Davidson County
Batch# 1450330 DEEDWARR
07/22/2026 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260722-0066179

	STATE OF TENNESSEE **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $305,000.00 Rosilaine Coelho da Silva Affiant Subscribed and sworn to before me, this 20th day of July, 2026. Notary Public My commission expires:_____
(Notary Stamp)	Russell J. McCann NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/28/2029 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rosilaine Coelho da Silva	**New Owner**	**161-164.00**
301 Raywood Ct		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Karen Marie Allen, Trustee of Abernathy Family Trust,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rosilaine Coelho da Silva, an unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 23 on the Plan of Goodrich Heights of record in Book 2663, Page 60, 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. 23 fronts 76.3 feet on the south side of Haywood Court and runs back 189 feet on the west line and 210 feet on the east line to a dead line, measuring 79.8 feet thereon.

Being all of the property conveyed to Karen Marie Allen, Trustee of the Abernathy Family Trust, dated December 18, 2022, by deed from Katie Mai Garton Abernathy (a/k/a Katie Mai Abernathy and Katie Mai Morgan Abernathy), unmarried, of record in Instrument No. 20230103-0000131, dated December 18, 2022, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Carson Eugene Abernathy and wife, Katie Mai Garton Abernathy (a/k/a Katie Mai Abernathy and Katie Mai Morgan Abernathy), by deed of record in Instrument No. 20221206-0127170, Register's Office for Davidson County, Tennessee. Carson Eugene Abernathy having subsequently died on July 7, 2022, and Katie Mai Garton Abernathy having become sole owner by rights of survivorship.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 2663, Page 60, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 2794, Page 363, amended in Book 2864, Page 198, Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 301 Raywood Ct, 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 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(s) this 20th day of July, 2026.

Abernathy Family Trust

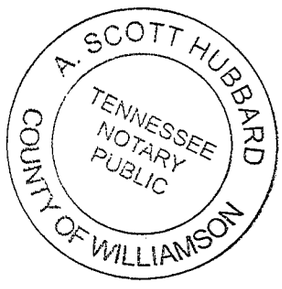
By: Karen Marie Allen
Karen Marie Allen, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen Marie Allen, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Abernathy Family Trust and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of July, 2026.

A. Scott Hubbard
Notary Signature
My commission expires: 10-21-28



File No.: **26-415**

Certificate of Authenticity

I, Russell J. McCann, 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

7/20/26.

Date

Affiant Signature

July 20, 2026

State of TN
County of Williamson

Sworn to and subscribed before me this 20th day of July, 2026

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY