This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9202-AP

Karen Johnson Davidson County
Batch# 1451385 DEEDWARR
07/24/2026 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20260724-0067441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Turman 5706 California Avenue Nashville, TN 37209	Pinnacle Bank, a Tennessee bank 21 Platform Way South Ste 2300 Nashville, TN 37203	091-02-4W-007-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Alexander Williams, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **William Turman, an unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit 7, together with the appurtenant common elements of the Edison Park Nashville, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Edison Park Nashville, a Townhouse Planned Unit Development (a horizontal property regime), of record in Instrument No. 20190508-0043217; as amended in Instrument No. 20190524-0049673; Instrument No. 20210618-0082869; and in Instrument No. 20221020-0114277, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended. Reference is hereby made to the site-plan of Edison Park, a horizontal property regime, attached as exhibit to said Declaration; as amended. See also plan of record in Book 57, page 175, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Alexander Williams, unmarried man by Warranty Deed from Toll Southeast LP Company, Inc., a Delaware corporation, dated June 13, 2022, recorded June 21, 2022, of record in Instrument No. 20220621-0070248, Register's Office for Davidson County, Tennessee.

Miranda Pope Williams joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This Instrument executed on behalf of Alexander Williams and Miranda Pope Williams ("Principal") by Joshua Hunter pursuant to the Power of Attorney of record in Instrument Number _____, Register's Office for Davidson County, Tennessee..

This is improved property located at: **5706 California Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2026.

GRANTOR:

Alexander Williams by Joshua Hunter Attorney in Fact
Alexander Williams by Joshua Hunter as Attorney-in-Fact

Miranda Pope Williams by Joshua Hunter Attorney in Fact
Miranda Pope Williams by Joshua Hunter as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Hunter, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Alexander Williams and Miranda Pope Williams("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 22nd day of July, 2026.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

Emily Manno
Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed
From: Alexander Williams
To: William Turman

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

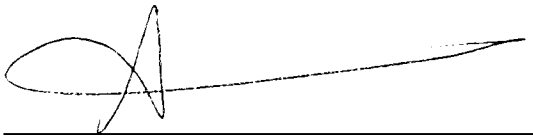
WITNESS my hand and seal at office this 23rd day of July, 2026.

Notary Public
My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 22, 2026**.



Affiant Signature — **07/23/2026** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 23, 2026**.

Notary's Signature

My Commission Expires: 4-21-30

Notary's Seal

