39B
1/2

Karen Johnson
Batch # 1451896
07/27/2026 02:32:02 PM
Fees: $23.00 Taxes: $7,400.00
Davidson County
DEEDWARR
4 pgs
20260727-0068214

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00. **Affiant** Subscribed and sworn to before me, this 23rd day of July, 2026. Notary Public My Commission Expires: 3/12/30

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:
Holly A. Williams
and Christopher Coleman
3250 Thomas Ave
Montgomery, AL 36106

Send Tax Bills To:
New Owner

Map-Parcel Number:
113-00-0-180.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLEN D. LENTZ, TRUSTEE with full power to grant, bargain, sell, mortgage and convey without the joinder of any beneficiary**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HOLLY A. WILLIAMS AND CHRISTOPHER COLEMAN, wife and husband**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A tract of land in Davidson County, Tennessee, fronting on the northwesterly side of Buffalo Road about a mile north of Highway 70 and being more fully described as:
>
> BEGINNING at a spike in the center of Buffalo Road at the southwesterly corner of a tract conveyed to H. Don Reed by deed recorded in Book 4669, page 507, said spike is also the southeasterly corner of a tract conveyed to Madison Smith by deed recorded in Book 3954, page 114, Register's Office for Davidson County, Tennessee and proceeding as follows:
> 1. With the center of Buffalo Road South 63 deg. 41 min. 31 sec. West 117.69 feet, thence;
> 2. Continuing with Buffalo Road South 65 deg. 54 min. 07 sec. West 182.31 feet, thence;
> 3. Leaving the road North 31 deg. 00 min. 00 sec. West 714.20 feet, thence;
> 4. North 11 deg. 55 min. 35 sec. West 48.79 feet, thence;
> 5. North 65 deg. 02 min. 06 sec. East 283.91 feet to a fence, thence;
> 6. With this fence and the extension thereof, South 31 deg. 00 min. 00 sec. East 762.00 feet to the point of beginning and containing 5.22 acres, more or less.
>
> Together with and subject to an Agreement to Abolish Old Easement and Grant New Easement of record as Instrument No. 20090630-0060928, as amended with the recording of Assignment of Easement in Instrument No. 20191114-0117610, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Allen D. Lentz, Trustee, by deed from Roger W. Alsup and Mary M. Alsup, husband and wife, of record as Instrument No. 20191114-0117611, dated November 12, 2019, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Water Line Easement of record in Book 5556, page 594, Register's Office for Davidson County, Tennessee.

3. Agreement to Abolish Old Easement and Grant New Easement of record as Instrument No. 20090630-0060928, Register's Office for Davidson County, Tennessee, as amended with

the recording of Assignment of Easement in Instrument No. 20191114-0117610, Register's Office for Davidson County, Tennessee.

This is improved property known as 7606 Buffalo Road, Nashville, TN 37221.

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 and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds himself, his heirs and assigns, 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.

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 23rd day of July, 2026.

Allen D. Lentz, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen D. Lentz, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9.3.2029

