Karen Johnson Davidson County
Batch# 1451934 DEEDWARR
07/27/2026 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $3,061.75
20260727-0068268

WARRANTY DEED

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $827,500.00

Madeline Cottrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amber Hufstetler and William Wardell	Amber Hufstetler and William Wardell	074-00-0-015.01
(NAME) 2132 Neelys Bend Road	(NAME) 2132 Neelys Bend Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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 considerations, the receipt of which is hereby acknowledged, I/we Donna Kay Howell, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Amber Hufstetler, unmarried and William Wardell, unmarried, as joint tenants with rights of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows to-wit:

Being Lot No. 1, Final Plat of The Gwynn Howell Property as shown on plat of record in Plat Book 8250, Page 240, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Geo. P. Howell & Son Co., a partnership composed of William H. Howell and Cleora B. Howell by Warranty Deed from Ralph Giardono, Jr. and wife, Peggy H. Giardono, dated 05/07/1966, of record in Book 4017, Page 208, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Geo. P. Howell & Son Co., a partnership composed of William H. Howell and Cleora B. Howell by Warranty Deed from Joe A. Hudgins and wife, Mary E. Hudgins, dated 02/22/1969, of record inBook 4312, Page 832, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Geo. P. Howell & Son Co., a partnership composed of William H. Howell and Cleora B. Howell by Warranty Deed from William Luther Piercey and wife, Clara M. Piercey, dated 04/16/1970, of record in Book 4412, Page 807, Register's Office for Davidson County, Tennessee.

The said Geo. P. Howell & Son Co. being a partnership consisting of George P. Howell, Cleora B. Howell, his wife, and William H. (Billy) Howell, Sr., doing business as Geo. P. Howell & Son Company and known as the "Company Account", the said George P. Howell and Cleora B. Howell being together the owners of a 50% interest in said "Company Account" and William H. (Billy) Howell, Sr., being the owner of a 50% interest in said "Company Account". George P. Howell died 09/03/1958 leaving his widow, Cleora B. Howell, with her 25% interest in said "Company Account" and his 25% interest passed to his one son, William H. (Billy) Howell, Sr., whereby the said William H. (Billy) Howell, Sr. was vested with a 75% interest in said "Company Account". William H. (Billy) Howell, Sr. died on June 14, 1979, with Juanita B. Howell, his widow, being appointed as Executrix of his Estate per his Last Will and Testament filed in Davidson County, Tennessee.

Being the same property conveyed to Gwynn D. Howell by Quitclaim Deed from Cleora B. Howell, individually as the widow of George P. Howell, having been a partner in Geo. P. Howell & Son Company, "Company Accountant", a partnership, and Cleora B. Howell, as a partner in Geo. P. Howell & Son Company, "Company Accountant", a partnership; Juanita B. Howell, individually as the widow of William H. (Billy) Howell, Sr., having been a partner in Geo. P. Howell & Son Company, "Company Accountant", a Partnership, and as the Executrix of the Estate of William H. (Billy) Howell, Sr. dated 02/09/1982, of record in Book 5850, Page 835, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna Kay Howell, a 50% undivided interest as tenant in common, with the other 50% undivided interest to Gwynn D. Howell for life, with the remainder in equal shares to Micah L. Howell and Zachary G. Howell by Quitclaim Deed from Gwynn D. Howell, dated 03/29/2023, of record in Instrument 20230329-0022910, Register's Office for Davidson County, Tennessee.

The said Gwynn D. Howell died on 01/03/2024, extinguishing his life estate.

Being the same property conveyed to Donna Kay Howell, unmarried, by Quitclaim Deed from Micah L. Howell and Zachary G Howell, dated 05/15/2024, of record in Instrument 20240523-0038513, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2132 Neelys Bend Road, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the ~~30th~~ 27TH day of July, 2026.

Donna Kay Howell

Donna Kay Howell

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Kay Howell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~30th~~ 27TH day of July, 2026.

Notary Public: Ca Allen

My Commission Expires: 7-3-28

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Madeline Castro, do hereby make oath that I am licensed attorney and/or 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 the law on 7-27-26.

Madeline Castro

AFFIANT

DATE: 7-27-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 27th day of July, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027