Karen Johnson Davidson County
Batch # 1453267 DEEDWARR
08/03/2026 12:47:20 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260803-0071211

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

This Instrument was prepared by information provided by the parties, and no title search was performed by Music City Title & Escrow, Inc.

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
W B H Investments LLC 4829 Northwest 108th Place Doral, FL 33178	W B H Investments LLC 4829 Northwest 108th Place Doral, FL 33178	054-13-0-078

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John C. Davis, Jr., Trustee of Irrevocable Trust of Joyce S. Davis dated November 9, 2021** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **W B H Investments LLC, a Florida Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 207 Brandywine Drive, Nashville, TN 37138 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 44 on the Plan of Brandywine Farms Subdivision, Section 1, as of record in Book 3600, pages 79 and 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 150 feet on the easterly margin of Brandywine Drive and runs back between lines measuring 230 feet or the northerly line and 335 feet on the southerly line to a dead line in the rear measuring 183.1 feet

Being the same property conveyed to John C. Davis, Jr., Trustee of the Irrevocable Trust Agreement of Joyce S. Davis, dated November 9, 2021 by Quit Claim Deed to Trustee from Joyce S. Davis of record as Instrument No.20211116-0152111 in the Register's Office for Davidson County, Tennessee, dated November 9, 2021 and recorded on November 16, 2021. The Said Final Decree of record in Book 7437, Page 435, in the Register of Deeds, Davidson County, Tennessee and Docket No. 64816, Davidson County, Tennessee Probate Court.

Being the same property conveyed to John C. Davis and wife, Joyce T. Davis by Warranty Deed to E. Wayne Taylor and wife, Linda Lee Taylor of record as 4143, Page 127 in the Register's Office for Davidson County, Tennessee, dated June 14, 1967 and recorded on June 20, 1967.

Being also known as 207 Brandywine Drive, Old Hickory, TN 37138

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of July, 2026.

Irrevocable Trust of Joyce S. Davis dated November 9, 2021

By: _____
John C. Davis, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2026, before me personally appeared **John C. Davis, Jr., Trustee of Irrevocable Trust of Joyce S. Davis dated November 9, 2021**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed and as **Trustee of Irrevocable Trust of Joyce S. Davis dated November 9, 2021.**.

Witness my hand, at office, this 13th day of July, 2026.

_____
Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Putnam)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 16 day of July, 2026.

Notary Public
My commission expires: 8-2-2028

