Karen Johnson Davidson County
Batch# 1453279 DEEDWARR
08/03/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,040.55
20260803-0071237

This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9897-SC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $551,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2026.

Notary Public
My Commission Expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Bubis Cole Geringer and Keith Pillatsch 944 Main Street Nashville, TN 37206	**New Owners** **942 Main St** **Nashville, TN 37206**	083-11-0-141

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kathleen C. Williams and Anderson W. Williams, wife and husband** ("Grantors"), transfer and convey unto **Brandon Bubis a 1/4 undivided interest, Cole Geringer, a 1/2 undivided interest, and Keith Pillatsch, a 1/4 undivided interest, as tenants in common** ("Grantee"), its successors 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. 101 on the Plan of Section 1, Eastland Acres, of record in Book 2133, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 101 fronts 71 feet on the easterly side of Newhall Drive, as measured around a slight curve, and extends back 206 feet on the southerly line and 217 feet on the Northerly line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Kathleen C. Williams and Anderson W. Williams, wife and husband, as tenants by the entirety by Warranty Deed from Douglas A. Brooks, married of record in Instrument No. 20141126~ 0109003 Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on November 26, 2014.

This is improved property located at: **715 Newhall Dr, Nashville, TN 37206**.

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 I/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 I/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 29th day of July, 2026.

GRANTOR:

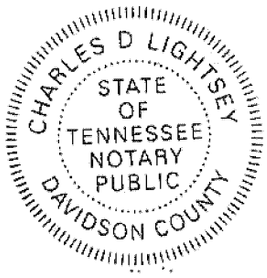
Kathleen C. Williams

Anderson W. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathleen C. Williams and Anderson W. Williams, the within named bargainors, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that they signed this instrument for the purposes stated therein.

WITNESS my hand and seal at office this **29th** day of July, 2026.



Notary Public
My Commission expires: 1/22/30

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **July 29, 2026**.

Date

Affiant Signature

7/31/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **31st** day of **July**, 20____.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027