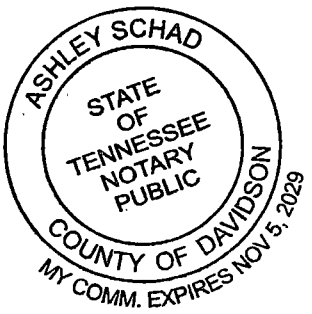
Karen Johnson Davidson County
Batch # 1456454 DEEDWARR
08/07/2026 10:34:06 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20260807-0072866



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me, this August 5, 2026.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Garrott Louis Iannelli and Tate Rose Harrop	New Owner	
1325 W Running Brook Road	New Owner	114-07-0B-084.00-CO
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Stephen A. Williams and Tracy L. Williams, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Garrott Louis Iannelli, an unmarried man, and Tate Rose Harrop, an unmarried woman, joint tenants with right of survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, 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 72, as shown on Westchase Section Three, of record in Instrument Number 20030807-0112290, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen A. Williams and Tracy L. Williams, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20040405-0038195 Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 05, 2004.

This is [X] improved [ ] unimproved property known as 1325 W Running Brook Rd, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, 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.

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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this 5th day of August, 2026.

Stephen A. Williams

Tracy L. Williams

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, Stephen A. Williams and Tracy L. Williams, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 5th day of August, 2026.

Notary Public
My Commission Expires: 2-2-2030

Lenders Title Company File No. TN-2603320-7524

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County