Karen Johnson Davidson County
Batch # 1456821 DEEDWARR
08/10/2026 01:03:43 PM 2 pgs
Fees: $13.00 Taxes: $1,635.40
20260810-0073498

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$442,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF ~~July, 2026~~. August, 2026.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL) 1-22-29

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
William Laman 4229 Cecil Ct S Nashville, Tennessee 37207	SAME AS OWNER	MAP 041 GROUP 03 0 PARCEL 045.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Amelia L. Reppert, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

William Laman and Lauren A. Harding and Amanda K. Harding, as tenants in common with rights of survivorship

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 10 on the Plan of Crestmont Estates, of record in Plat Book 4675, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Benjamin F. Reppert, III and wife Amelia L. Reppert, by Warranty Deed from Evelyn B. Hale, dated July 2, 2012 and filed of record July 6, 2012 as Instrument No. 20120706-0059367, Register's Office for Davidson County, Tennessee.

Benjamin F. Reppert, III, having pre-deceased his wife on May 6, 2026, leaving her sole owner by operation of law.

This conveyance is made subject to the following:

1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRESTMONT ESTATES, as recorded in Plat Book 4675, Page(s) 28.
4) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4749, Page 402.

This is improved property known as **4229 Cecil Ct S, Nashville, Tennessee 37207.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 we do covenant with the said GRANTEES 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 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.

WITNESS my hand and official seal at office this 15th day of July, 2026.

Amelia L. Reppert

Amelia L. Reppert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Amelia L. Reppert, a single woman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of July, 2026.

NOTARY PUBLIC

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: February 21, 2027

PLEASE RETURN TO:
Rudy Title
2012 21st Ave South
Nashville, TN 37212
B-ELAM-26-4229
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027