THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755141** Karen Johnson Davidson County Batch # 1461894 DEEDWARR 08/19/2026 10:44:06 AM 2 pgs Fees: $13.00 Taxes: $5,864.50 20260819-0077105	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,585,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2026. Notary Public My Commission Expires: 03/20/2028 ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: Grant Baxter Williams and Jillian Bertolucci Williams 2701 Woodlawn Drive Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 15 0 417.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Vincent McGugan and Katherine Schneeberger McGugan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant Baxter Williams and Jillian Bertolucci Williams, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as Shown on the map entitled Map showing Subdivision of Lots 12, 13, 14 & 15 in the Plan of Belair, of record in Plat Book 547, page 96, 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 John Vincent McGugan and Katherine Schneeberger McGugan, husband and wife, by Warranty Deed from Tiedemann Trust Company, as Trustee of The Michael Glenn Tiedemann 2012 Delaware Trust Under Agreement dated September 18, 2012, of record in Instrument No. 20201221-0150656, in the Register's Office of Davidson County, Tennessee, dated December 16, 2020 and recorded on December 21, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOTS 12-13-14 & 15 IN PLAN OF BELAIR, as recorded in Plat Book 547, Page 96.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20180601-0052229.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3966, Page 22.

Easement for Access, Ingress/Egress, recorded in Instrument No. 20180507-0043282.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20181213-0121418.

This is improved property located at 2701 Woodlawn Drive Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of August, 2026.

John Vincent McGugan

Katherine Schneeberger McGugan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Vincent McGugan and Katherine Schneeberger McGugan, 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.

Witness my hand, at office, this 18th day of August, 2026.

Notary Public
My Commission Expires:____

