WARRANTY DEED

Karen Johnson Davidson County
Batch# 1462489 DEEDWARR
08/20/2026 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20260820-0077791

File No. RR-26-3316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore Notary Public State of Tennessee Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amelia B. Spillyards and Judson D. Spillyards, Jr.	Southern Bancorp Bank	
1040 Horseshoe Drive	425 E Plaza	061-10-0-188.00
Nashville, TN 37216	West Helena, AR, 72390	

FOR AND 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, I/we, **Quest Trust Company FBO Robert Trammell IRA #1006911**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amelia B. Spillyards and Judson D. Spillyards, Jr., wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 20 on the Plan of Locust Grove Estates of record in Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 20 fronts 61.6 feet on the Westerly margin of Horseshoe Drive and extends back 169.55 feet on the Northerly line and 169.0 feet on the Southerly line to a dead line in the rear, measuring 61.6 feet thereon.

Being the same property conveyed to Quest Trust Company FBO Robert Trammell IRA No. 1006911 by Warranty Deed from Mina Gendy, an unmarried woman of record in Instrument No. 20201209-0143712 Register's Office for Davidson County, Tennessee, dated December 01, 2020 and recorded on December 09, 2020.

This is property more commonly known as 1040 Horseshoe Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206
File # RR-26-3316

Docusign Envelope ID: B3645908-E5A6-80EE-805D-8DDF1F944882

Witness my/our hand this 17th day of August, 2026.

Quest Trust Company FBO Robert Trammell IRA #1006911

By: Glenn Patrick
Its: Sr Specialist

STATE OF Illinois
COUNTY OF DuPage

On this 17th day of August, 2026, before me personally appeared Glenn Patrick, Sr Specialist of Quest Trust Company FBO Robert Trammell IRA #1006911 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.

Witness my hand, at office, this 17th day of August, 2026.

Notary Signature
My commission expires: 5-1-2027

Official Seal
MICHAEL TROOST
Notary Public, State of Illinois
Commission No. 971000
My Commission Expires May 1, 2027

Certificate of Authenticity

I, Leslie Hayes, 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 **8/17/2026**.

Date

Affiant Signature

8/18/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18th** day of **August**, 20**26**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires:

Date

Notary's Seal (if on paper)