Karen Johnson Davidson County
Batch# 1464874 DEEDWARR
08/27/2026 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,821.25
20260827-0079627

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $762,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. RR-26-3411

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
Margaret Manning Kelly and Brady Kelly	Regions Mortgage	
7900 River Fork Drive	2050 Parkway Office Circle	141-15-0D-206.00
Nashville, TN 37221	Hoover, AL, 35244	

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, **Margaret Mary Wilson Family Trust aka Margaret Mary Wilson Family Revokable Living Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Kelly aka Margaret Manning Kelly and Brady Kelly, wife & 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. 206. Phase III-A, Sheffield on the Harpeth, a Planned Unit Development, as a record in Plat Book 7900, Page 332, Register's Office for said County, to which plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Margaret Mary Wilson, a married woman by Warranty Deed from Phillips Builders, Inc. of record in Book 9016, Page 538, Register's Office for Davidson County, Tennessee, dated July 15, 1993 and recorded on July 16, 1993.

Being the same property conveyed to Margaret Mary Wilson Family Trust by Quit Claim Deed from Margaret Mary Wilson of record in Instrument No. 20250905-0071081 Register's Office for Davidson County, Tennessee, dated August 18, 2025 and recorded on September 05, 2025. Said Deed erroneously omitted the Plat Book number. Correction is here by made to show as Plat Book 7900.

This is property more commonly known as 7900 River Fork Drive, Nashville, TN 37221.

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.

Witness my/our hand this 21st day of August, 2026.

Margaret Mary Wilson Family Trust
aka Margaret Mary Wilson Family
Revokable Living Trust

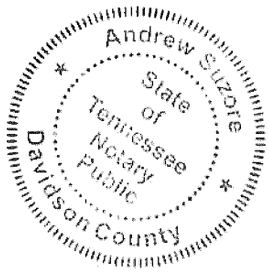
By: _____
Margaret Mary Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2026, before me personally appeared Margaret Mary Wilson, Trustee of Margaret Mary Wilson Family Trust aka Margaret Mary Wilson Family Revokable Living Trust, 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 21st day of August, 2026.

_____
Notary Signature
My commission expires: May 8, 2028



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 **8/21/2026**.

Date

Affiant Signature

8/21/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **21st** 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)