Karen Johnson Davidson County
Batch# 1464883 DEEDWARR
08/27/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20260827-0079643

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $200,000

Affiant Signature

Subscribed and sworn to before me on this the 18 Day of August 2026

Notary Public
My Commission expires 5/12/30

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
J&L Investment Properties, LLC
1504 Lewis Road
Madison, TN 37115

SEND TAX BILLS TO:
J&L Investment Properties, LLC
1504 Lewis Road
Madison, TN 37115

MAP AND PARCEL NUMBER: 05202005200

WARRANTY DEED
26NT01703

Effective the 18th Day of August 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jacob Ross Williams, a married man

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

J&L Investment Properties, LLC, a Tennessee Limited Liability Company

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

Land in Davidson County, being the northerly 12 feet 6 inches of Lot No. 3 Block "D" and the southerly 47 feet 6 inches of Lot No. 4, Block "D", on the revised plan of Rainbow Terrace, of record in Book 1130, Page 85, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to Harley E. Williams, Jr. and wife, Edna E. Williams by Warranty Deed from William John Nash and wife, Robbie D. Nash, of record in Book 5446, Page 137, Register's Office of Davidson County, Tennessee, dated June 4, 1979 and recorded June 6, 1979. The said Harley E. Williams Jr. having died on our about May 4, 2024, leaving Edna E. Williams as surviving tenant by the entirety. The said Edna E. Williams having died on November 4, 2023, survived by Jacob Ross Williams. Affidavit of Heirship of record in Instrument No. 202608270079642, said Register's Office. FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 411 Lanier Drive, Madison, Tennessee 37115.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 18th day of August, 2026

Jacob Ross Williams

State of TN)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jacob Ross Williams**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/18/26.

Affiant Signature

8/18/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

