Karen Johnson Davidson County
Batch# 1464957 DEEDWARR
08/27/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260827-0079749

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Janice Collins
Affiant

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

Kristen Jacoby
Notary Public

MY COMMISSION EXPIRES: 9/19/2028
(AFFIX SEAL)

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. BC-26-462

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Roberts Alley, III and Elizabeth Grace Alley	New Owner	
(NAME)	(NAME)	134 09 0 084.00
3617 Donna Kay Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ANNE RYDER WILLIAMS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERNEST ROBERTS ALLEY, III AND ELIZABETH GRACE ALLEY, HUSBAND AND WIFE**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows, to-wit: Being Lot No. 69 on the plan of Woodland Hills, Phase One as of record in record in plat Book 6900, Page 666, 667, 668, and 669, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anne Ryder Williams, a single person, by deed from Mulumebet Ambissa, a widow, dated 02/08/2023 and recorded 02/09/2023 in Instrument Number 20230209-0009554, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 3617 Donna Kay Dr, Nashville, TN 37211.

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 hand this 21st day of August, 2026.

Anne Ryder Williams by Ryan Lux attorney in Fact

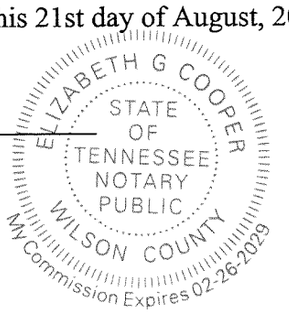
Anne Ryder Williams by Ryan Lux,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Anne Ryder Williams,** and that this instrument was executed on behalf of the said **Anne Ryder Williams** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 202608270079748, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 21st day of August, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 8/21/26 (date of document).

Affiant Signature

8/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9/19/2028

NOTARY'S SEAL
KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY