Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10403AC

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me this 28th day of August, 2026.

Notary Public
My Commission Expires

Karen Johnson
Batch # 1465089
08/28/2026 10:26:04 AM
Fees: $13.00 Taxes: $1,979.50

Davidson County
DEEDWARR
2 pgs

20260828-0079924

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa Hill and Christopher Young, Jr 8468 Beautiful Valley Drive Nashville, TN 37221	New Owner	126 15 0A 321.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Paul Richard Williams and Rose Marie Williams, Co-Trustees of The Williams Family Revocable Trust** (individually and/or collectively, "Grantor"), transfer and convey unto **Melissa Hill and Christopher Young, Jr, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 21, on the Plan of BOONE TRACE, SECTION 8, PHASE I, Beautiful Valley DRIVE at Settler's Way;, of record as Plat Instrument No. 20031210-0177241, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Richard Williams and Rose Marie Williams, Co-Trustees of The Williams Family Revocable Trust, Dated February 23, 2026, by Quitclaim Deed from Paul R. Williams, of record in Instrument No. 20260224-0014631, in the Register's Office of Davidson County, Tennessee, dated February 23, 2026 and recorded on February 24, 2026. See Certification of Trustee Recorded in Instrument No. 20260224-0014630, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Paul R. Williams, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20040803-0093096, in the Register's Office of Davidson County, Tennessee, dated July 30, 2006 and recorded on August 03, 2006.

This is ☒ improved or ☐ unimproved property located at: **8468 Beautiful Valley Drive, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 21st day of August, 2026.

GRANTOR: The Williams Family Revocable Trust

By: Paul Richard Williams
Paul Richard Williams, Co-Trustee

By: Rose Marie Williams
Rose Marie Williams, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Richard Williams and Rose Marie Williams, Co-Trustees of The Williams Family Revocable Trust the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Trustees of The Williams Family Revocable Trust, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of August, 2026.

Notary Public
My Commission expires:

AUDRA C DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-23-2030