WARRANTY DEED

Karen Johnson Davidson County
Batch# 1466631 DEEDWARR
09/01/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260901-0080802

Y-ORE-26-1210

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/22/2029 (AFFIX SEAL)

Crystal Johnson Notary Public State of Tennessee Sumner County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Taylor Simonik and Annabelle Kasen Roberson	United Wholesale Mtg.	
(NAME)	(NAME)	
1210 Dodson Street	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES Z. WILLIAMS, A/K/A JAMES ZACH WILLIAMS, A SINGLE MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT TAYLOR SIMONIK, AN UNMARRIED MAN, AND ANNABELLE KASEN ROBERSON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Plan of Section C, Village of Old Hickory of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning with an iron pin at the Southwest corner of Lot No. 22, Section C, and running thence the following courses and distances: North 1 degrees 08 minutes East, 57.6 feet to an iron pin; thence South 88 degrees 56 minutes East, 64.1 feet to an iron pin; thence South 1 degrees 04 minutes West, 47.3 feet to an iron pin; thence in a Westerly direction around a Curve having a radius of 10 feet, 15.7 feet to a concrete monument; thence North 89 degrees 10 minutes West, 54.3 feet to an iron pin and the point of beginning, containing 0.08 acres, more or less.

Being the same property conveyed to James Z. Williams, a single man by deed from Elizabeth Amber Franz and James K. Franz, wife and husband of record in Instrument No. 20200527-0054597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.
- Property Survey for Village of Old Hickory of record in Book 1424, Page 69 and Book 1835, Page 87, in the Register's Office for Davidson County, Tennessee.
- Utility, Telephone and Transmission Easements of record in Book 576, Page 664, and Book 735, Page 419, in the Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way of record in Book 626, Page 556, Book 1853, Page 281, Book 1853, Page 257, and Book 1905, Page 442, in the Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way in favor of Cumberland Telephone and Tele, Co, Inc of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1210 Dodson Street, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 25th DAY OF AUGUST, 2026.

James Z. Williams

STATE OF New York

COUNTY OF Clinton

Before me, Gabriel Robert Lutz, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, James Z. Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal of office at this the 25th day of August, 2026.

Online Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 8/25/2026 (date of document).

Affiant Signature

8/26/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 26 day of August, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County