Karen Johnson Davidson County
Batch# 1467467 DEEDWARR
09/02/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20260902-0081372

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-7-27
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

CHRISTIAN ADAM LARSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

02-NSH26-11751

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Gress 3503A General Hood Trail Nashville, TN 37204		118-14-0F-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Wells Beckett, III and Katelynn Rae Beckett, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jonathan Edward Gress amd Gina Gaston Gress, husband and wife**, hereinafter called the Grantees, their successors 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 Unit No. 2 of Homes at 3503 General Hood Trail, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3503 General Hood Trail, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180323-0027457, and Amendment in Instrument No. 20180430-0040261, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3503 General Hood Trail, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180323-0027457, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to William Wells Beckett, III and Katelynn Rae Beckett, Husband and Wife by Warranty Deed from White Pines Building Group, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20190318-0024383 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 18, 2019.

Map/Parcel 118-14-0F-002.00-CO,

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3503A General Hood Trail, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of August, 2026

William Wells Beckett, III

Katelynn Rae Beckett

STATE OF TENNESSEE

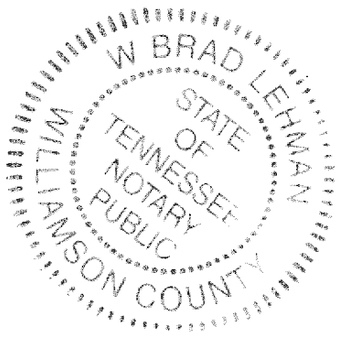
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William Wells Beckett, III and Katelynn Rae Beckett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 26th day of August, 2026.

Notary Public

My Commission Expires: 8/19/28



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **8/28/2026** (date of document).

Affiant Signature

8/28/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **August**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY