RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1470664 DEEDWARR
09/09/2026 04:01:17 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20260909-0083761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF Sept 20 26

My Commission Expires 10/4/27

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Littlefield	Heather Littlefield	
(NAME)	(NAME)	
3015 Jenry Drive	3015 Jenry Drive	085 15 0 009.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, WE, **SUZANNE WILLIAMS, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATHER LITTLEFIELD, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot 19, on the Plan of STANFORD COUNTRY CLUB ESTATES, SECTION ONE, as shown on the plat of record in Plat Book 2900, Page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Suzanne Williams, by Quitclaim Deed from Arvin S. Alderidge, reserving unto the myself a Life Estate, of record in Instrument No. 20130726-0077684, in the Register's Office of Davidson County, Tennessee, dated July 25, 2013 and recorded on July 26, 2013. The said Arvin S. Alderidge died on May 21, 2018.

Said property was used for investment purposes only and was not the residence of Suzanne Williams.

Being the same property conveyed to Arvin S. Alderidge and wife, Dona J. Alderidge, by Warranty Deed from Charles A. Carter and wife, Madrienne G. Carter, of record in Book 4289, Page 796, in the Register's Office of Davidson County, Tennessee, dated November 25, 1968 and recorded on November 26, 1968. The said Dona J. Alderidge died on May 22, 2000, leaving Arvin S. Alderidge as surviving tenant by the entirety.

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

unimproved
This is improved x property, known as 3015 Jenry Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3rd day of September, 2026

Suzanne Williams
SUZANNE WILLIAMS

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 Suzanne Williams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of September, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public