Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1279

Karen Johnson Davidson County
Batch# 1474465 DEEDWARR
09/16/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $11,048.20
20260916-0086427

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Holly A. Williams and Christopher Coleman, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William T. Egbert and Nancy B. Egbert, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 115 on the Plan of Hillwood Estates, Section 7, as of record in Plat Book 2133, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Elizabeth G. Triggs and husband G. Austin Triggs, Jr by Warranty Deed from T. Scott Smith and wife, Kaye S. Smith of record in Instrument No. 20000728-0074717, Register's Office for Davidson County, Tennessee, dated June 30, 2000 and recorded on July 28, 2000.

Being the same property conveyed to Holly A. Williams and Christoher Coleman, wife and husband by deed from G. Austin Triggs, Jr. and Elizabeth G Triggs, husband and wife, record in Instrument No. 20260415-0030666, Register's Office for Davidson County, Tennessee dated April 14, 2026 and recorded April 15, 2026.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6111 Hickory Valley Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
William T. Egbert
Nancy B. Egbert
6111 Hickory Valley Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
103-13-0-050.00

WITNESS THE EXECUTION HEREOF this 15th day of September, 2026.

Holly A. Williams **Christopher Coleman**

State of Alabama)
County of Montgomery **)**

On this 15th day of September, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Holly A. Williams and Christopher Coleman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/01/2028

Alabama State At Large
Notary Public
Kimberly Parker
My Commission Expires 11-01-2028

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,986,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of September, 2026.

Notary Public

My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on 9/15, 2026 (date of document).

Signature

Date: September 16th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 16th day of September, 2026.

Tracy Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON