WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp. January 22 2029 COUNTY OF DAVIDSON

G-C-26-6556

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)
James Steven Williams	**NewRez, LLC**	
(NAME)	(NAME)	**102-03-0-184.00**
6556 Upton Lane	**1100 Virginia Drive, Suite 125**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Fort Washington, PA 19034**	
(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, **EMILY LOWE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES STEVEN WILLIAMS AND KERI WILLIAMS, HUSBAND AND WIFE,** 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 situated in Davidson County, Tennessee, being Lot No. 15, on the Plan of Charlotte Park, Section 26-A, as shown on plat of record in Book 4060, Page 14, amended in Book 4115, Page 975, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Emily Lowe, unmarried by Warranty Deed from Michael Richard Malone as Devisee under the Last Will and Testament of Rebecca Y. Malone, Deceased of record in Instrument No. 20230807-0061119 Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 07, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4060, Page 14, amended in Book 4115, Page 975, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4065, Page 67, amended in Book 4142, Page 166, in the Register's Office for Davidson County, Tennessee.
- Easements of United States of America of record in Book 2155, Page 311, 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: **6556 Upton Lane, Nashville, Tennessee 37209**.

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.

Karen Johnson
Batch # 1478955
09/30/2026 04:09:00 PM
Fees: $13.00 Taxes: $3,885.00

Davidson County
DEEDWARR
2 pgs

20260930-0090339

Witness my/our hand(s) this the 28th DAY OF SEPTEMBER, 2026.

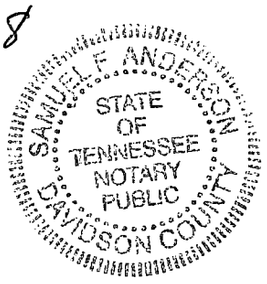
Emily Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY LOWE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2026.

Notary Public
My Commission Expires: 7/3/28
(SEAL)



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