2026-2224-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1480209 DEEDWARR
10/02/2026 08:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20261002-0090834

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$365,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of Sept 2026

Notary Public

My Commission expires: 2/15/28

(Affix Seal)

NOTARY PUBLIC VANDERPOOL STATE OF TENNESSEE My Commission Expires on 02/15/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
BNT Escrow LLC, 6700 Tower Circle, Suite 330, Franklin, TN 37067

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Kimberly Soules Plyer	First Bank	091-05-0A-003-00
208 Errol Lane	702 Columbia Ave	
Nashville TN 37209	Franklin TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kimberly Soules Plyer and John David Plyler, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: The property being located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 3, on the Plan of Sylvan Heights, Phase one, of record in Plat Book 6900, Page 676, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wanda Williams, an unmarried woman, by Warranty Deed from Pryme Nash, LLC, a Tennessee limited liability company dated June 4, 2026 and recorded June 8, 2026 at Instrument Number 20260608-0051489 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 6900, Page 676, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 7568, Page 400; Book 7888, Page 831; Book 8268, Page 626; Book 7601, Page 632 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **208 Errol Lane, Nashville, TN 37209.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 30th day of September, 2026.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 30th day of September, 2026.

ANDREW R. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 7/29/30

I Lisa Allard, 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 September 30, 2026.

Lisa Allard September 30, 2026
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this September 30, 2026.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary