Karen Johnson Davidson County
Batch # 1485325 DEEDWARR
10/16/2026 12:19:08 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261016-0095147

WARRANTY DEED

THIS WARRANTY DEED, executed this 15th day of October , 2026 , by and between the grantor,

Ayanna Bean Williams and Phillepa Fernando Williams

and the grantee,

Phillepa Fernando Williams and Ayanna Bean Williams, Trustees, or their successors in interest, and Phillepa Fernando Williams and Ayanna Bean Williams, Tennessee Qualified Trustees, or their successors in interest, of the Legacy Builders Living Trust dated May 26, 2025, and any amendments thereto.

WITNESSETH: that for the sum of $10.00 (ten dollars and no cents)

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

Being Lot No. 249, on the Plan of River Trace Estates, Phase I, Section 4 and 5, of record in Plat Book 9700, Page 409, Register's Office for Davidson County, TN. [Continued on Exhibit A].

Commonly known as: 3209 Cain Harbor Drive, Nashville, TN 37214
Map/Parcel ID: #62-2-0-A / #257CO
Source of Title: Warranty Deed from Lois Whitehead, a single person, to Ayanna Bean, recorded on June 13, 2003, in Davidson County Register of Deeds Office, file number 20030613-0081983.

THIS CONVEYANCE is made subject to: All terms and provisions of the Restrictions and By-Laws of record in Book 6851, Page 370; Book 6982, Page 747; Book 6851, Page 390, in said Register's Office as well as all matters appearing on the Plan of record in Plat Book 9700, Page 409, in said Register's Office. Recordation Tax Exempt: T.C.A. Section 67-4-409(a)(1)(C)(vi). And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Signature: Ayanna Bean Williams
Print Name: Ayanna Bean Williams
Capacity: Grantor

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: Phillepa Fernando Williams
Capacity: Grantor (by Entirety)

Signature: _____
Print Name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of October, 2026, before me personally appeared AYANNA BEAN WILLIAMS AND PHILLEPA FERNANDO WILLIAMS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal.

Signature: _____
Print Name: _____
Title: Notary Public
My Commission Expires: May 08, 2028

MARCIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Document prepared by:

Nichon Mitchell, Esq. (BPR#020992)
P.O. Box 2565
Red Oak, TX 75154
615-856-8565

Return to:

Ayanna B. Williams
3209 Cain Harbor Drive
Nashville, TN 37214

Mail tax statements to:

BOK Financial
7060 S. Yale Ave.
Suite 400
Tulsa, OK 74136-5711

Exhibit A

The plat reference in the description is hereby made for a more complete description.

Being the same property conveyed to Ayanna Bean by Warranty Deed from Lois Whitehead, of record in the Davidson County Register of Deeds Office as File No. 20030613-0081983.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6851, Page 370; Book 6982, Page 747; Book 6851, Page 390, in said Register's Office as well as all matters appearing on the Plan of record in Plat Book 9700, Page 409, in said Register's Office.

Recordation Tax Exemption: T.C.A. Section 67-4-409(a)(1)(C)(vi) - This is a Warranty Deed given by a transferor of real estate to a revocable living trust created by the same transferor.

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief the actual consideration for this transfer is $ 0.00

This transfer is to a Revocable Living Trust

Ayanna B. Williams
Signature
Ayanna B. Williams
Print name

Signature
Phillepa Fernando Williams
Print name

SUBSCRIBED AND SWORN TO before me this 15 day of October, 2026.

Signature: Marcia N. Davis
Print name: Marcia N. Davis
Title: Notary Public
My commission expires: May 08, 2028

MARCIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON