THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37868-09-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me this 6th day of October, 2023. Notary Public My Commission Expires:

KAZ ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-07-2025

WARRANTY DEED

Address New Owner: The 621 Woodleigh Drive Revocable Trust 621 Woodleigh Drive Nashville, TN 37215	**Send Tax Bills To:** The 621 Woodleigh Drive Revocable Trust 115 Lansdowne Rd., London, England, W112LF	**Tax Information:** Map and Parcel No.: 117010A01000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne C. Brothers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The 621 Woodleigh Drive Revocable Trust, dated October 6, 2023** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 621 Woodleigh Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1058904 DEEDWARR
10/09/2023 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20231009-0079148

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of October, 2023.

Anne C Brothers
Anne C. Brothers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 6th day of October, 2023.

Notary Public

My Commission Expires:

7-7-2027

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP

July 7, 2027

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being Unit No. 621 of Woodleigh Homeowners Association, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Amended and Restated Master Deed of record in Instrument No. 20190516-0046369, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete details, together with an appurtenant interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Anne C. Brothers by deed dated July 29, 1999 from Katherine D. Graham, unmarried, of record in Book 11599, Page 996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Amended and Restated Master Deed (and By-Laws) for Woodleigh Homeowners Association, of record in Instrument No. 20190516-0046369, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Amended and Restated Master Deed in Instrument No. 20190516-0046369, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4660, Page 44, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Kaz Arbogast,** 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 this the 10th day of October, 2023.

Affiant Signature

Date 10.06.2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027