PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste 290
Brentwood, TN 37027
B-25-1055

Karen Johnson
Batch # 1257362
04/08/2025 09 24 37 AM
Fees $13 00 Taxes $1,624 30

Davidson County
DEEDWARR
2 pgs

20250408-0026500

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000 00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of April, 2025

Kim Murray
Notary Public

Commission Expires 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hailey Simpson Yonker and Cory Johnson 1007 Woodbury Falls Drive Nashville, TN 37221	New Owner	128-12-0C-112 00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Maddison Richter, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hailey Simpson Yonker and Cory Johnson, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being a certain Townhome with Private Elements in Davidson County, Tennessee, being Unit No 1007 as specified on the plan of Woodbury Townhomes, Phase 1, shown as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, as of record in Instrument No 20060310-0028278, as amended in Instrument No 20080201-0010772, Register's Office for Davidson County, Tennessee, including , without limitation, those By-Laws appended thereto as Exhibit "C", said Register's Office Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, for placement of units and for a more complete identification and description of such unit Reference is also hereby made and incorporated herein to P U D Boundary plat of record in Instrument No 20050216-0017693, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Maddison Richter, unmarried by Warranty Deed from Matthew Geasey of record in Instrument No 20201118-0135877 Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on November 18, 2020

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 1007 Woodbury Falls Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we so covenant with the said GRANTEES 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 GRANTEES, 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

Dated this the 3rd day of April, 2025.

Maddison Richter

STATE OF Texas
COUNTY OF Collin

On this ~~3rd~~ 2nd day of April, 2025, before me personally appeared Maddison Richter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~3rd~~ 2nd day of April, 2025

Lucretia Lescher
Notary Signature
My commission expires 01/25/2026

NOTARY PUBLIC STATE OF TEXAS
LUCRETIA LESCHER
Notary ID #125300146
My Commission Expires
January 25, 2026