Karen Johnson Davidson County
Batch# 1263136 DEEDWARR
04/22/2025 02:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20250422-0030781

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38594-03-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me this 16th day of April, 2025. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Randal Gary Russom Kerry Lane Russom 1113 Elmshade Court Nashville, TN 37211	New Owner Property	Map and Parcel No.: 172030A07300CO

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, Willow + Birch Co., LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Randal Gary Russom and Kerry Lane Russom, Husband and Wife, Husband and Wife ("Grantees"), their heirs 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 1113 Elmshade Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor 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 itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized agent, on the 15th day of April, 2025.

GRANTOR:

Willow + Birch Co., LLC
a Tennessee limited liability company

BY: _____
Kelly E. Cox, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kelly E. Cox, the bargainor, 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 and who further acknowledged that she is the Authorized Agent of Willow + Birch Co., LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of April, 2025.

_____
Notary Public
My Commission Expires: 7/7/27

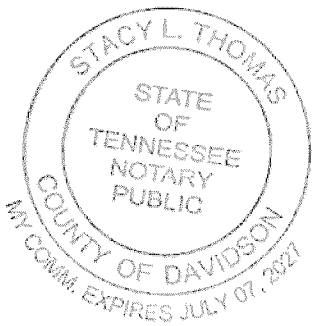


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of The Woodlands, Phase I, Section I, as of record in Plat Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Willow + Birch Co., LLC, a Tennessee limited liability company, by deed dated June 5, 2020 from Richard C. Ciero and Judith Ciero, husband and wife, of record in Instrument No. 20200616-0062052, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Declaration of Covenants, Conditions By-Laws and Restrictions for Woodlands, of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to The Woodlands Homeowners' Association of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6710, page 495 and in Book 7091, page 428, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, page 498 and 499, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 6900, page 497, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.
10. Agreement For Participation in Huntington Park Trunk recorded in Book 6699, page 752, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Emily Manno, 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 **4/15/25**.

Date

Affiant Signature

4/15/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026