Name and Address of New Owner:
Rossana Myers and Anthony Dean Myers Jr.
4004 Ridgemont Drive
Nashville, TN 37207

Karen Johnson Davidson County
Batch # 1278412 DEEDWARR
05/28/2025 12:46:23 PM 2 pgs
Fees $13.00 Taxes $1,813.00
20250528-0041773

Send Tax Bills To:
FirstBank
722 Columbia Ave
Franklin, TN 37064

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

File No. GNT-25-3962

Map & Parcel No: **041-10-0-004**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **WoodSmith BuildCo, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rossana Myers and Anthony Dean Myers Jr., wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee.

BEING Lot No. 475, on the Plan of Bellshire Estates, Section "B", of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee.

SAID Lot No. 475 fronts 103 feet on the west side of Ridgemont Drive and runs back between lines 208.4 feet to a dead line in the rear measuring 143.1 feet thereon.

Being the same property conveyed to Cheryl Y. Northern, an unmarried woman, by Warranty Deed from Mary N. McNeal, a widow, of record in Book 11280, Page 328, Register's Office for Davidson County, Tennessee, dated December 30, 1998 and recorded on January 04, 1999. Said Cheryl Y. Northern died intestate on March 30, 2023, her estate filed for Probate in Docket No. 23P2031, Circuit Court of Davidson County, Tennessee (Probate Division). In accordance with the Estate, Deborah Lynn Dial is named as Personal Representative of the Estate of Cheryl L. Northern, deceased, and Deborah Lynn Dial and Freda Northern are named as devisees of said Estate.

Being the same property conveyed to WoodSmith BuildCo, a Tennessee Limited Liability Company, by Warranty Deed from Deborah Lynn Dial and Freda Northern, of record in Instrument No. 20240222-0012239, Register's Office for Davidson County, Tennessee, dated February 21, 2024, and recorded on February 22, 2024.

Being improved property known as **4004 Ridgemont Drive, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of May, 2025.

Woodsmith Buildco LLC, a Tennessee Limited Liability Company

By: _____
Shawn Turner, Sole Member

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Shawn Turner, Sole Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member of Woodsmith Buildco LLC, the within named bargainor, a Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 23rd day of May, 2025.

Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $490,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
23rd day of May, 2025.

_____
Notary Public
My commission expires: 1/22/2029

JENNIFER W HOUSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 22, 2029