WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3582295 ***Return to:*** Steltemeier & Westbrook, PLLC 220 Second Avenue, South Franklin, TN 37064	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value for this transfer, whichever is greater, is $545,000.00 Kathleen Ford Affiant Subscribed and sworn before me this 6th day of June, 2025. Notary Public – Larry N. Westbrook My Commission Expires: 3/12/2029 LARRY WESTBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
Property Address: 946 Riverside Drive Nashville, TN 37206	**Parcel ID**: 083-07-OT-006.00 CO
Property Owner: Ricky D. Wooten and Kathleen Ford 946 Riverside Drive Nashville, TN 37206	**Mail tax bills to:** Mortgage Research Center, LLC d/b/a Veterans United Home Loans 1400 Forum Blvd., Suite 18 Columbia, MO 65203

THIS INDENTURE is made effective the 6th day of June, 2025, by **KATIE SEELENBINDER, a single woman,** First Party, for the purpose of conveying the premises described herein to **RICKY D. WOOTEN and KATHLEEN FORD, husband and wife,** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party, the following real property located in the County of Davidson, State of Tennessee described as follows, to-wit:

Land situated in Davidson County, Tennessee being Unit No. 6, Homes at 942 Riverside Drive, a Horizontal Property Regime with private Elements, together with common areas, as established in Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20150316-0022506 and amended at Instrument No. 20150420-0034944 and Instrument No. 20161006-0105567, in the Register's Office for Davidson, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Karen Johnson Davidson County
Batch# 1284100 DEEDWARR
06/13/2025 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20250613-0045928

Being the same property conveyed to Katie Seelenbinder, a single woman, by Warranty Deed dated September 8, 2021 from Riverside Park, GP, a Tennessee general partnership, recorded at Instrument No. 20210915-0123630, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 942 Riverside Drive of record at Instrument No. 20150316-0022506 and as amended at Instrument Nos. 20150420-0034944 and 20161006-0105567; Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 161, Page 172; Restrictions, reservations, covenants and conditions pursuant to that certain instrument recorded at Instrument No. 20210915-0123630 and Subject to permanent telecommunications easement as contained in that certain Easement Deed by Court Order recorded at Instrument No. 20140114-0003779; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2025, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Katie Seelenbinder

STATE OF Ohio)
COUNTY OF Hamilton)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Katie Seelenbinder**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Hamilton County, this the 24 day of January, 2025.

CHEYENNE MORRIS
Notary Public
State of Ohio
My Comm. Expires
January 15, 2029

NOTARY PUBLIC

My Commission Expires: 01/15/2029

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 January 24, 2025.

Signature – Larry N. Westbrook

Date: June 10, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10th day of June, 2025.

Notary Public

My Commission Expires: 9/6/2027

