Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste 502
Nashville, TN 37217
CT-25-3185

Karen Johnson
Batch # 1293795
07/03/2025 01 56 15 PM
Fees $13 00 Taxes $1,544 75

Davidson County
DEEDWARR
2 pgs

20250703-0052831

JOHN GLEAVES · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2025

Notary Public

Commission Expires 11-3-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keith Birzon, Dawn Birzon, and Dylan Birzon 2216 Belle Creek Way Nashville, TN 37221	Same as New Owner	141-03-0C-013 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,

Sophie M. Wood, a single woman and Jim Wood and Rhonda Wood, husband and wife, as tenants in common with rights of surviorship

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

Keith Birzon and Dawn Birzon, married and Dylan Birzon, unmarried, as tenants in common with right of surviorship

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

Land in Davidson County, Tennessee, being Unit No 13, Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Declaration 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, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Harpeth Springs, a Horizontal Property Regime with Private Elements, with the Bylaws of Harpeth Springs Unit Owners Association, Inc , attached thereto as Exhibit "B", of record in Instrument No 20180417-0036143, as further amended by Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Harpeth Springs, of record in Instrument No 20190130-0009015, Register's Office for Davidson County, Tennessee Said Unit being depicted on Exhibit "A-1" of the aforesaid Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Harpeth Springs

Being the same property conveyed to Sophie M Wood, a single woman, and Jim Wood and Rhonda Wood, husband and wife, as tenants in common with rights of survivorship, by Warranty Deed from Brian Hypnar and Amber Hypnar, husband and wife, of record in Instrument No 20230324-0021761, Register's Office for Davidson County, Tennessee, dated March 03, 2023 and recorded on March 24, 2023

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 2216 Belle Creek Way, 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 30th day of June, 2025

Jim Wood by Sophie, his Attorney-in-fact
Jim Wood by Sophie Wood, his Attorney-In-Fact

Rhonda Wood by Sophie, his attorney-in-fact
Rhonda Wood by Sophie Wood, her Attorney-In-Fact

Sophie M Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, **Sophie M. Wood,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Jim Wood and Rhonda Wood** and acknowledged that they executed the same as the free act and deed of the said **Jim Wood and Rhonda Wood,** pursuant to the Specific Power of Attorney recorded in Instrument No 20250703-0052830, in the Register's Office for Davidson County, Tennessee

Witness my hand, at office, this 30th day of June, 2025

Notary Signature
My commission expires

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Return to:
Rudy Title & Escrow, LLC
POST RECORDING
608 Shelby Avenue
Nashville, TN 37206