Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-3941

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August, 2025

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1305103 DEEDWARR
08/01/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20250801-0061270

Address of New Owner	Send Tax Bills To:	Map & Parcel
WM Trust dated August 1, 2025, and any amendments thereto 115 Vossland Dr Nashville, TN 37205	New Owner	129-04-0-005

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,

Cherry H. Conrad and/or David L. Conrad, Trustees of the Michael & Cherry Conrad Living Trust, established by the Revocable Trust Agreement of Michael L. Conrad and Cherry H. Conrad dated August 31, 2023

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

Ashley Rudy, Trustee of the WM Trust dated August 1, 2025, and any amendments thereto,

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:

Lot No. 4 on the Revised Plan of a Portion of Harding Woods of record in Plat Book 2854, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 4 fronts 182.3 feet on the southwesterly margin of Vossland Drive and extends back 292.6 feet on the northwesterly line and 292.6 feet on the southeasterly line to a dead line the rear, measuring 182.3 feet thereon.

Being the same property conveyed to Michael L. Conrad and/or Cherry H. Conrad and/or David L. Conrad, Trustees of the Michael & Cherry Conrad Living Trust, established by the Revocable Trust Agreement of Michael L. Conrad and Cherry H. Conrad dated August 31, 2023, by Quitclaim Deed from Michael L. Conrad and wife, Cherry H. Conrad, of record in Instrument No. 20230921-0074321, in the Register's Office for Davidson County, Tennessee, dated August 31, 2023, and recorded on September 01, 2023.

The said Michael L. Conrad died April 6, 2024.

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: 115 Vossland Dr, Nashville, TN 37205

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 1st day of August, 2025.

Michael & Cherry Conrad Living Trust dated August 31, 2023

By: Cherry Conrad
Cherry Conrad, Trustee

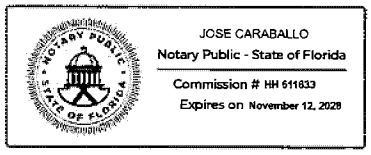
By: David Conrad
David Conrad, Trustee

STATE OF Florida
COUNTY OF Miami-Dade

On this 1st day of August, 2025, before me virtually appeared Cherry Conrad, Trustee of Michael & Cherry Conrad Living Trust dated August 31, 2023, 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 1st day of August, 2025.

Notary Signature
My commission expires: 11/12/2028



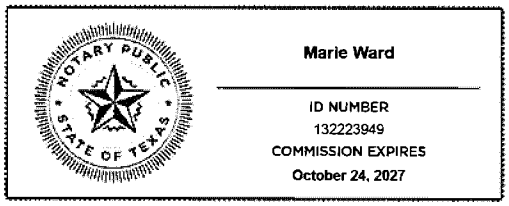
Notarized remotely online using communication technology via Proof.

STATE OF Texas
COUNTY OF Brazoria

On this 1st day of August, 2025, before me virtually appeared David Conrad, Trustee of Michael & Cherry Conrad Living Trust dated August 31, 2023, 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 1st day of August, 2025.

Marie Ward
Notary Signature
My commission expires: 10/24/2027



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 8/1/25.

Affiant Signature – Joshua A. Terry

8/1/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/1/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27