WARRANTY DEED

Karen Johnson Davidson County
Batch # 1311764 DEEDWARR
08/19/2025 02 08 45 PM 2 pgs
Fees $13 00 Taxes $1,542 90

20250819-0066298

BG-BR-25-2828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Date 5-8-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (IF KNOWN)
Madison Watts and Derek Nixon	Same as NEW OWNER	
(NAME)	(NAME)	**095-12-0-187.00**
2828 Airwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2841		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF DANIEL JAMES WILICHOWSKI AND LORRAINE BRICKNER WILICHOWSKI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADISON WATTS, AN UNMARRIED WOMAN, AND DEREK NIXON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat,Woodwind Subdivision, Section 1 of record in Plat Book 6900, Page 213, as revised in Plat Book 6900, page 763 and corrected in Book 7729, page 623 and Book 7965, page 597, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel James Wilichowski by Warranty deed from E. Muggler Revocable Living Trust, dated October 7, 2010 E Muggler, Trustee of record in Instrument No 20120809-0071020 Register's Office for Davidson County, Tennessee, dated 8/7/2012 and recorded on 8/9/2012.

The said Daniel James Wilichowski having since died intestate on or about August 18, 2020 leaving Lorraine Brickner Wilichowski as heir at law as evidenced by Affidavits of Heirship recorded simultaneously recorded herewith in Instrument No. 20250819-0066295 and Instrument No. 20250819-0066296, Register's Office for Davidson County, Tennessee

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 213, as revised in Plat Book 6900, page 763 and corrected in Book 7729, page 623 and Book 7965, page 597, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument Number 20120224-0016284, in the Register's Office for Davidson County, Tennessee.
- Ingress Egress Easement of record in Book 6358, Page 13 and Book 7223, page 364, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 7628, Page 527, in the Register's Office for Davidson County, Tennessee
- Water Main Easement of record in Book 7628, Page 554, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2828 Airwood Drive, Nashville, Tennessee 37214-2841**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 15 DAY OF AUGUST, 2025.

Estate of Daniel James Wilichowski

By: Cheryl Foote
Cheryl Foote,
Administrator

Cheryl Foote
Lorraine Brickner Wilichowski by Cheryl Foote,
Attorney in Fact

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL FOOTE, ADMINISTRATOR of the ESTATE OF DANIEL JAMES WILICHOWSKI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of August, 2025.

William T. Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Foote, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LORRAINE BRICKNER WILICHOWSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said LORRAINE BRICKNER WILICHOWSKI.

Witness my hand and official seal, this the 15th of August, 2025

William T. Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 August 15, 2025.

Affiant Signature August 19, 2025

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2025.

Dana Delworth