Warranty Deed

Karen Johnson Davidson County Batch# 1313719 DEEDWARR 08/22/2025 01:35:30 PM 4 pgs Fees: $23.00 Taxes: $1,624.30 20250822-0067428	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $439,000.00. Affiant Subscribed and sworn to before me, this the 19th day of August, 2025. Notary Public My commission expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Leslie Rudloff	New Owner	038-00-0-066.01 & 038-00-0-066.00
3646 Alessio Road		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES M. BIRK, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE RUDLOFF, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:

Certain realty situated in Davidson County, Tennessee, and being bounded and described as follows, to-wit:

Property described according to a survey made by Hickerson and Hickerson, Engineers, dated August 24, 1964, and revised April 8, 1966, attached to and made a part hereof, as follows:

Beginning at an iron pin in the North margin of Alessio Road, South 76 degrees 50 minutes West 1451.5 feet from the Northwest corner of Alessio Road and Old Hickory Boulevard; thence leaving said Road North 16 degrees 08 minutes East 183.5 feet to an iron pin at an old established fence; thence South 81 degrees 12 minutes West 100 feet to an iron pin; thence along an old fence line, North 16 degrees 08 minutes East 836 feet to an iron pin; thence North 83 degrees 32 minutes East 55 feet to an iron pin in the West boundary of the W.D. Harris property; thence South 4 degrees 30 minutes East 250 feet to a fence post; thence along an old fence line South 8 degrees 15 minutes East 399.5 feet to an iron pin in the North boundary for the Briggs Guye property; thence South 85 degrees 45 minutes West 95.5 feet to an iron pin; thence with the West boundary of the Briggs Guye property South 17 degrees 00 minutes East 250.4 feet to an iron pin in the North margin of Alessio Road; thence with the margin of said Road South 76 degrees 50 minutes West 303.5 feet to the point of beginning and containing 3.98 acres, more or less.

Being the same property conveyed to Charles F. Birk and wife, Thelma R. Birk, by Warranty Deed from Briggs Guye, dated September 1, 1964, recorded September 2, 1964, at 3:55 PM, appearing of record in Book 3808, Page 134, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles F. Birk and Thelma R. Birk, Trustees of The Charles F. Birk and Thelma R. Birk Revocable Living Trust, dated November 9, 2007, by Limited Warranty Deed from Charles F. Birk and wife, Thelma R. Birk, dated December 11, 2007, recorded December 19, 2007, at 2:07 PM, appearing of record in Instrument No. 20071219-0145750, Register's Office for Davidson County, Tennessee. The said Charles F. Birk having died on August 4, 2021, making Thelma R. Birk the sole Trustee of The Charles F. Birk and Thelma R. Birk Revocable Living Trust, dated November 9, 2007, pursuant to Section 1.03 of said Trust Agreement.

Being the same property conveyed to Charles M Birk by Quitclaim deed from Thelma R Birk, Trustee of the Charles F Birk and Thelma R Birk Revocable Living Trust dated November 9,2007 of record in Instrument No. 20250421-0030132 Register's Office for Davidson County, Tennessee, dated 4/18/2025 and recorded on 4/21/2025.

Parcel 2:

Land in Davidson County, Tennessee, described as follows:

Beginning at an existing pin in the northerly margin of Alessio Road, said pin being a common corner of Charles Birk in (DB 3808, PG 134) Register's Office for Davidson County, Tennessee and the most southeast corner of herein described tract; thence now leaving said margin with said Birk for the next two calls: N 18 degrees 11' 41" W, 250.47 feet to an existing iron pin at a corner post; thence N 84 degrees 54' 50" E, 95.16 feet to an existing pin at a Tee post; thence now leaving said Birk with a new line S 09 degrees 15' 00" W, 235.59 feet to a set iron pin in the northerly margin of said Alessio Road; thence with said margin S 75 degrees 43' 20" W, 41.92 feet to the point of beginning containing 0.418 acres, more or less, according to a survey dated 10/02/2007, by Tommy E. Walker RLS TN #1465.

BEING the same property conveyed to Charles F. Birk and wife, Thelma R. Birk, by warranty deed from John W. Guye, Sr. and wife, Brenda J. Guye, dated October 11, 2007, recorded October 17, 2007, at 12:50 PM, appearing of record in Instrument No. 20071017-0123206, Register's Office for Davidson County, Tennessee. Charles F. Birk having died on August 4, 2021, leaving Thelma R. Birk as the sole owner of the property as the surviving tenant by the entirety.

Being the same property conveyed to Charles M. Birk by Quitclaim Deed from Thelma R. Birk, a widow, dated April 18, 2025 and recorded April 21, 2025 in Instrument No. 20250421-0030133, Register's Office of Davidson County, Tennessee.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3646 & 3642 Alessio Road, Whites Creek, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of August, 2025.

Charles M. Birk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles M. Birk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

Notary Public

My Commission Expires: 1·22·29

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 8/19/2025.

Affiant Signature – Joshua A. Terry

8/22/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27