WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Austin Wille, Trustee of the Marissa Lavonne Campbell Special Needs Trust	Same as New Owner	42-11-B-76
(NAME) 648 Moormans Arm Rd	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20251269

For and 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, **Sherri Whitney DeRoos** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Austin Wille, Trustee of the Marissa Lavonne Campbell Special Needs Trust**, 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 :

Certain real property situate in Davidson County, Tennessee, and described as follows

Being Unit No. 259 of Heritage Village Condominiums created under Title 66, Sectoin 17-101, et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179; amended in Book 4808, page 829, Book 5102, page 383 and Book 6380, page 689, further supplemented and amended in Book 6484, page 287, Register's Office for Davidson County, Tennessee Together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the Master Deed as supplemented and amended Reference is hereby made to the Plat of Heritage Village Condominiums set forth as Exhibit A of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit

BEING the same property conveyed to Ronald Harding and wife, Sue Harding and Sherri DeRoos by Warranty Deed from Billie Jean Padgett, dated 09/27/2012, and filed of record in Inst. No 20120927-0087993, Register's Office for Davidson County, Tennessee. The said Ronald Harding having died on or about 12/28/2016, leaving Sue Harding and Sherri DeRoos sole owners.

AND BEING the same property conveyed to Sherri Whitney DeRoos by Quitclaim Deed from Sue Brown Harding, surviving spouse of Ronald Harding, dated 08/07/2019 and filed of record in Inst. No 20190812-0080216, Register's Office for said County

Sherri Whitney DeRoos and Sherri DeRoos being one and the same person

Sue Harding and Sue Brown Harding being one and the same person

Karen Johnson Davidson County
Batch # 1314692 **DEEDWARR**
08/26/2025 09 43 32 AM 2 pgs
Fees $13 00 Taxes $925 00

20250826-0068099

RESTRICTIONS.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof, to 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, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums and filed of record in Book 4758, page 179, amended in Book 4808, page 829, Book 5102, page 383; Book 6380, page 989; Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Inst. No 20031229-0183195 and Inst No. 20040804-0093767, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 259 Mayflower Lane North, Madison, TN 37115
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that

I/we am/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, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 22nd day of August, 2025

Sherri Whitney DeRoos

Sherri Whitney DeRoos

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sherri Whitney DeRoos, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 22nd of August, 2025

Notary Public
My Commission Expires

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm Expires
June 23, 2027

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # SM-BH-25259