Karen Johnson Davidson County
Batch# 1340371 DEEDWARR
10/30/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,674.25
20251030-0086595

Russell J. McCann STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2029 WILLIAMSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $452,500.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2025. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy L. Wiseman and Shannon K. Wiseman, Co-Trustees of Wiseman Tennessee Community Property Trust dated April 23, 2025	**New Owner**	**181-15-0A-093.00CO**
613 Thetford Alley		
Brentwood, TN 37027		

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, WE,

Ellen Collins, a single woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy L. Wiseman and Shannon K. Wiseman, Co-Trustees of Wiseman Tennessee Community Property Trust dated April 23, 2025,

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 Lot No. 93 on the Plan of Southpoint SP, Phase 2 of record in Instrument No. 20210120-0008751, 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 all of the property conveyed to Ellen Collins, a single woman, by deed from SouthPoint of TN, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220601-0063173, dated May 25, 2022, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20210120-0008751, Register's Office for Davidson, Tennessee.
c. Restrictions for Storm Water Facilities and Systems of record in Instrument No. 20181127-0115787 and Instrument No. 20240227-0013109, in the Register's Office for Davidson County, Tennessee.
d. Easement to Comcast Cable Communications Management of record in Instrument No. 20200310-0026745, in the Register's Office for Davidson County, Tennessee.
e. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20210303-0027784, in the Register's Office for Davidson County, Tennessee.
f. Assignment of Declarants Rights of record in Instrument No. 20240124-0004513, in the Register's Office for Davidson County, Tennessee.
g. Restrictive covenants contained in an instrument of record in Instrument No. 20200228-0022545, supplemented in Instrument No. 20210331-0042006 and amended in Instrument No. 20230103-0000299 and Instrument No. 20240124-0004513, Register's Office for Davidson County, Tennessee.

h. Subject to rights of others in and to common areas/elements.
i. Subject to lien for special assessment contained in DCCR's/Master Deed.
j. Subject to HOA dues- if any.
k. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 613 Thetford Alley, Brentwood, TN 37027.

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 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.

Witness my/our hand(s) this 30th day of October, 2025.

Ellen Collins

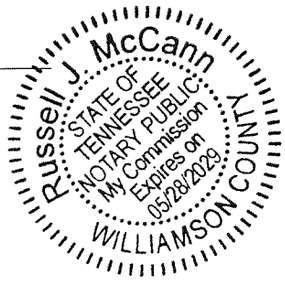
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Ellen Collins,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Signature
My commission expires:

File #: 25-471



Certificate of Authenticity

I, Russell J. McCann, 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

10/30/25.

Date

Affiant Signature

October 30, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 30th day of October, 2025

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

