Karen Johnson Davidson County
Batch# 1353043 DEEDWARR
12/03/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20251203-0095723

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson JH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 2-23-2028 (AFFIX SEAL)

JENNIFER HUDGINS TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

G-WH-25-205B

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 (S)
McKenna Delaney Cole	New Owner	
555 Crawford Rd Burns TN 37029 ~~205B Oceola Ave~~ (NAME)	(NAME)	**103-02-1A-002.00-CO**
(ADDRESS) ~~Nashville, TN 37209~~	(ADDRESS)	
(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, **JOSEPH E. BIRDSONG AND MALLARY W. BIRDSONG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCKENNA DELANEY COLE, A SINGLE WOMAN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of West Woods Residences II, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing West Woods Residences II, a Horizontal Property Regime, of record in Instrument Number No. 20190114-0003781, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Joseph E. Birdsong and Mallary W. Birdsong, husband and wife by Warranty Deed from Skylight Land, L.P., A Missouri Limited Partnership of record in Instrument No. 20191210-0127432 Register's Office for Davidson County, Tennessee, dated December 04, 2019 and recorded on December 10, 2019.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190114-0003781, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190122-0005773, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way in favor of The Metropolitan Government of record in Instrument Number 20190207-0011944, 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: **205B Oceola Ave, Nashville, Tennessee 37209**.

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 1st DAY OF DECEMBER, 2025.

Joseph E. Birdsong

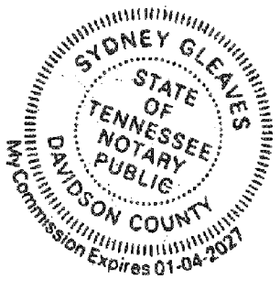
Mallary W. Birdsong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

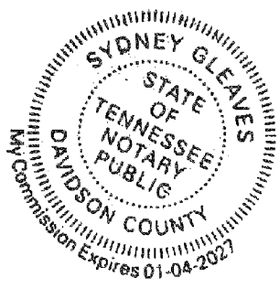


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Deanna Wood** *(custodian's name)*, 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 December 1, 2025 *(date of document)*.

Deanna Wood — 12-1-2025

Custodian's Signature — Date

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 1 day of December, 2025.

Jennifer Hudgins

Notary Public

My Commission Expires: 2-23-2028

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

202512030095723