Karen Johnson Davidson County
Batch# 1356644 DEEDWARR
12/11/2025 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251211-0098487

Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
Ste. 202
Hendersonville, TN 37075
H-25-5555

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Montgomery (AS)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of December, 2025

Notary Public

Commission Expires: 9/13/2028

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexandria Caroline White 7008 Wild Iris Drive Nashville, TN 37221	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	142 15 0E 003.00

WARRANTY DEED

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, I/WE,

Roberta F. Bass, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandria Caroline White, unmarried woman

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of WILDFLOWER PLACE, as of record in Plat Book 9700, Page 444, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Larry P. Bass and wife, Roberta Bass, by Warranty Deed from French River Development Company, LLC, of record in Book 11200, Page

496, in the Register's Office of Davidson County, Tennessee, dated October 27, 1998, and recorded on November 11, 1998. The said Larry P. Bass died on November 19, 2013, leaving Roberta Bass as surviving tenant by the entirety and also see Affidavit of Inheritance recorded in Instrument No. 20140307-0019376.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7008 Wild Iris Drive, Nashville, TN 37221

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 we so covenant with 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.

Dated this the 5th day of December, 2025.

Roberta F. Bass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of December, 2025, before me personally appeared Roberta F. Bass, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of December, 2025.

Notary Signature
My commission expires:



WARRANTY DEED

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 12/5/2025.

Affiant Signature – Joshua A. Terry

12/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/10/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27