Karen Johnson Davidson County
Batch# 1361146 DEEDWARR
12/23/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20251223-0101991

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Colton Davis and Michele Davis	NEW OWNER	141 05 0A 277.00
(NAME)	(NAME)	
501 Wolfeboro Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Z. Rich and Madelaine G. Rich (formerly known as Madelaine Grace Liederbach), husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michele Davis and Colton Davis, wife and husband,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Final Plat AVONDALE PARK, PHASE 2, SECTION 3B of record in Plat at Instrument No. 20110208-0011099, 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 the same property conveyed to William Zachary Alan Rich and Madelaine Grace Liederbach, Husband and Wife, by Warranty Deed from Jason S. Wilson and Dana Wilson, Husband and Wife, of record in Instrument No. 20200310-0026827, in the Register's Office of Davidson County, Tennessee, dated March 10, 2020 and recorded on March 10, 2020.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE PARK PHASE 2, SECTION 3B, as recorded in Instrument No. 20110208-0011099, Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452, and as amended in Instrument No. 20090331-0028791, Instrument No. 20101223-0102254, and Instrument No. 20190313-0023161, Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020821-0100879, Agreement for Louisville and Nashville Railroad Company as set forth in instrument recorded in Book 5348, Page 362 and Assignment recorded in Book 5902, Page 469 and Instrument No. 20041207-0145663, Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867, Inspection and Maintenance Agreement For Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293 and Instrument No.

20090814-0076610, An oil and gas lease executed by J. D. Cowden and Ruby Cowden, his wife as lessor and B. G. Pratte as lessee, recorded as Book 3084, Page 317, All of the terms and provisions set forth and contained in that certain Lease between Line Berger Development Co., Nashville, Tennessee, Lessor, and National Advertising Company, Lessee, recorded in Book 4494, Page 882, All of the terms and provisions set forth and contained in that certain Lease between Buck Allison Inc., Lessor, and The Lamar Corporation, Lessee, recorded in Book 6078, Page 619, All of the terms and provisions set forth and contained in that certain Lease between Michael R. Allison, Lessor, and National Advertising Company, a Delaware corporation, Lessee, a memorandum of which is recorded in Book 10023, Page 638, Charter of Avondale Park Owner's Association, Inc. recorded in Instrument No. 20081203-0117350, Common Open Space Deed recorded in Instrument No. 20170130-0009317.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 501 Wolfeboro Lane, Nashville, TN 37221
(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 we do 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.

Effective the 17th day of December, 2025.

William Z. Rich

Madelaine G. Rich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of December, 2025, before me personally appeared William Z. Rich and Madelaine G. Rich, 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 (or person's) free act and deed.

Notary Public

KIMBERLY D. HICKS — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 1-21-26

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202512230101991

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/17/25. (date of document).

Affiant Signature

12/19/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

