THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253312**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Joyce D. Russell Affiant Subscribed and sworn to before me, this 25th day of February, 2026. Notary Public My Commission Expires:

Karen Johnson
Batch # 1386163
02/26/2026 03:23:11 PM
Fees: $13.00 Taxes: $2,035.00
Davidson County
DEEDWARR
2 pgs
20260226-0015484

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Robert L. Russell Jr. and Joyce D. Russell 611 Lake Reserve Cove Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 110 02 0B 081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ellen E. Wootton, Trustee of The Ellen E. Wootton Revocable Living Trust under Agreement dated October 12, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Russell Jr. and Joyce D. Russell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit B of Lot 34 on the Plan of The Reserve at Seven Points, as depicted in Exhibit A of the Amendment to Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument 20220209-0014955, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, and being supplemental to the Declaration of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343 said Register's Office.

Being the same property conveyed to Ellen E. Wootton, Trustee of The Ellen E. Wootton Revocable Living Trust under Agreement dated October 12, 2020, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20230428-0031629, in the Register's Office of Davidson County, Tennessee, dated April 28, 2023 and recorded on April 28, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 34 on the Plan of The Reserve at Seven Points, as recorded in Instrument No. 20180223-0017267, Instrument No. 20171004-0101710, Instrument No. 20180323-0027343 and Instrument No. 20220209-0014955.

Declaration of Covenants, Conditions and Restrictions recorded in 20171004-0101710, Instrument No. 20180323-0027343 and Instrument No. 20220209-0014955.

Reservations in Deed of record in Book 2965, Page 588, said Register's Office.

Restriction for Stormwater Facilities & Systems of record in Instrument No. 20160823-0088147, said Register's Office.

Easement & Maintenance Agreement for Sewage Pump, Service Lines, Ingress & Egress & Appurtenances as set forth in instrument recorded in Instrument No. 20220915-0102707.

This is improved property located at 611 Lake Reserve Cove Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2026.

Ellen E. Wootton Revocable Living Trust under agreement dated October 12, 2020

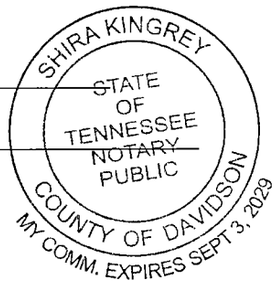
BY: Ellen E Wootton, Trustee
Ellen E. Wootton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen E. Wootton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of the Ellen E. Wootton Revocable Living Trust under agreement dated October 12, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of February, 2026.

Notary Public
My Commission Expires: _____



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BEXP-26-611