Karen Johnson Davidson County
Batch# 1438154 DEEDWARR
06/25/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260625-0057425

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-21-30
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Donald James Simmons, III and Anayston Casey Simmons	NEW OWNER	128 12 0C 005.00
(NAME)	(NAME)	
1100 Woodbury Falls Ct	1008 Harpeth Valley Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, **Bryan Kluge, married**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Donald James Simmons, III and Anayston Casey Simmons, husband and wife**, 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. 1100, on the Plan of Woodbury Townhomes, Phase 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050216-0017693, and Amended in Instrument No. 20060310-0028278 and Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Bryan Kluge, a single person, by Warranty Deed from Loren Marie Meens, an unmarried person, of record in Instrument No. 20210810-0107540, in the Register's Office of Davidson County, Tennessee, dated August 09, 2021 and recorded on August 10, 2021.

The above-described property has never been the marital residence of the grantor's spouse.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Woodbury Townhomes, Phase 1, as recorded in 20050216-0017693.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278 and Amendment recorded in Instrument No. 20080201-0010772.
Easement for Utilities and Sanitary Sewer, recorded in Book 5074, Page 856 and Book 5074, Page 945.
Easement recorded in Instrument No. 20120810-0071791.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No.

20050118-0005578.
Conveyances recorded in Book 8083, Page 534; Book 8083, Page 541 and Book 8083, Page 547.

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 ☒ 1100 Woodbury Falls Ct, 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 24th day of June, 2026.

Bryan Kluge

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 24th day of June, 2026.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 5-21-30

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 24th day of June, 2026.

K. Thomas Sidwell
Date: 6/24/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of June, 2026.

Kimberly D. Hicks
Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY