WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

S-C-26-38

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1460072
08/17/2026 03:06:14 PM
Fees: $13.00 Taxes: $4,421.50

Davidson County
DEEDWARR
2 pgs

20260817-0076569

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
KRISTI DORN HART AS TRUSTEE OF KRISTI DORN HART REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 26, 2020, AMENDED MARCH 12, 2025	**FirstBank**	
(NAME)	(NAME)	**104-14-0G-005.00-CO**
38 Erwin Ct	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Franklin, TN 37064**	
(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, **ALLISON C. WOOTSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTI DORN HART AS TRUSTEE OF KRISTI DORN HART REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 26, 2020, AMENDED MARCH 12, 2025,** 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:

Land in Davidson County, Tennessee, being Lot No. 51 on the Revised Plan of Whitworth - Phase 01, as of record in Book 7900,Pages 140, 141, 142, 143, 144 and 145, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wootson Enterprises, LLC by Warranty Deed from Lola K. Dale, unmarried of record in Instrument No. 20201030-0127040 Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on October 30, 2020.

and Affidavit recorded on January 07, 2021 as instrument No. 20210107-0003151

Being the same property conveyed to Dwayne J. Wootson and Allison C. Wootson, husband and wife, by Quit Claim Deed from Wootson Enterprises, LLC of record in Instrument No. 20220401-0037749 Register's Office for Davidson County, Tennessee, dated March 14, 2022 and recorded on April 01, 2022.

Being the same property conveyed to Allison C. Wootson, married, by Quit Claim Deed from Dwayne J. Wootson of record in Instrument No. 20260811-0074218 Register's Office for Davidson County, Tennessee, dated July 17, 2026 and recorded on August 11, 2026.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 140 through 144 and Plat Book 7900, Pages 47 through 51, inclusive, 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 Book 8026, Page 305, as amended in Book 8282, Page 45, Annexation Book 8047, Page 243, Book 9144, Page 153, Book 9778, Page 27, as Amended & Restated in Instrument No. 20100615-0046543, corrected in Instrument No. 20160919-0098409 and further amended in Instrument No. 20170720-0073719, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument Number 20020812-0097386, in the Register's Office for Davidson County, Tennessee.
- Charter of The Whitworth Homeowners Association of record in Book 8090, Page 691 and amended in Book 8283, Page 523, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyance to HOA of record in Book 9778, Page 29, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7868, Page

959, in the Register's Office for Davidson County, Tennessee.
• Easement in favor of R C C Associates, L.B of record in Book 8486, Page 315, in the Register's Office for Davidson County, Tennessee.
• Easements of record in Book 3467, Page 194, in the Register's Office for Davidson County, Tennessee.
• Easement in favor of R C C Associates, L.B. of record in Book 8486, Page 311, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 3573, Page 442, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 3505, Page 338, in the Register's Office for Davidson County, Tennessee.
• Designation and Agreement of Third National Bank in Nashville of record in Book 8830, Page 270, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 3467, Page 204, 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: **38 Erwin Ct, Nashville, Tennessee 37205**.

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 14th DAY OF AUGUST, 2026.

Allison C. Wootson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON C. WOOTSON, 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 14th of August, 2026.

Notary Public
My Commission Expires: 3.6.29
(SEAL)



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