WARRANTY DEED

Karen Johnson Davidson County
Batch # 1465162 DEEDWARR
08/28/2026 02:43:15 PM 2 pgs
Fees: $13.00 Taxes: $647.13
20260828-0080019

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

G-ORE-26-4958-C14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 02/05/30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexis Skylar Williams	**Fifth Third Bank, National Association**	
(NAME) **4958 Edmondson Pike #C14**	(NAME) **5001 Kingsley Drive**	**147-07-0B-014.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Cincinnati, OH 45227**	
(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, **THUY THU THI TRAN, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXIS SKYLAR WILLIAMS, UNMARRIED,** 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:

A certain unit in Davidson County, Tennessee, being Unit No. C-14, Parcel No. 14, in Woodlea Place Townhouses, of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which referenced is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Thu Thuy Thi Tran, a married woman by Warranty Deed from Traci L. Williams, unmarried of record in Instrument No. 20210715-0095194 Register's Office for Davidson County, Tennessee, dated July 07, 2021 and recorded on July 15, 2021.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 101, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1850, Page 566, amended in Book 4750, Page 536 and Book 5197, Page 544, Register's Office for Davidson County, Tennessee.
- By-Laws of Woodlea Place Homeowners' Association, Inc. of record in Book 5197, Page 585, Register's Office for Davidson County, Tennessee.
- Easement for utilities granted Electric Power Board of record in Book 3255, Page 532, Register's Office for Davidson County, Tennessee.
- Woodlea Place Townhomes adopted rules and regulations of recorded in Book 6636, Page 970, and Instrument No. 20231023-0082855,Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Woodlea Place Homeowner's Association of record in Book 5201, Page 958, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1715, Page 537, Book 1629, Page 115, Book 1726, Page 379, Book 1729, Page 195 and Book 2595, Page 381 , 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: **4958 Edmondson Pike #C14, Nashville, Tennessee 37211**.

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 26th DAY OF AUGUST, 2026.

Thuy Thu Thi Tran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THUY THU THI TRAN, 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 26th of August, 2026.

Notary Public
My Commission Expires: 5/8/29
(SEAL)

MARK B LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

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