Register Return To: 22-CV-311
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10-23-2024
(AFFIX SEAL)

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

Karen Johnson Davidson County
Batch# 967858 DEEDWARRSP
02/06/2023 12:08:10 PM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20230206-0008477

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Woodridge Homes, LLC 7123 Crossroads Blvd Brentwood, TN 37027	New Owner	159-06-0B-020.00

For and in consideration of the sum of Ten AND NO/100 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, **Voce Development Co., LLC, a Tennessee limited liability company, and R. Dudley Smith, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Woodridge Homes, LLC, a Tennessee limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the plan of FINAL PLAT VOCE, PHASE 1B, MAJOR SUBDIVISION, as shown on plat of record in Instrument 20141028-0099405, as affected by Surveyors Certificate of Correction of record in Instrument 20161206-0128036, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Voce Development Co., LLC, a Tennessee limited liability company and R. Dudley Smith Jr. as tenants in common, by Warranty Deed dated 02/12/2021, from Equity Trust Company Custodian FBO Brandon Jenkins SEP IRA 25% undivided interest and Equity Trust Company Custodian FBO Caroline Jenkins SEP IRA 75% undivded interest, of record in Instrument 20210224-0022846, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 1613 Windy Ridge Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 3rd day of February, 2023.

Voce Development Company, LLC

BY: _____
R. Shannon Pollard, Chief Manager

_____
R. Dudley Smith, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared R. Shannon Pollard, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Voce Development Co., LLC , the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said R. Shannon Pollard, as such Chief Manager.

Witness my hand and official seal, this the 3rd of February, 2023.

_____
Notary Public
My Commission Expires: 10/11/25

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared R. Dudley Smith, Jr. with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 3rd of February, 2023.

_____
Notary Public

My Commission Expires: 10/11/25

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY