| Box 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF **JUNE, 2024.**<br>Notary Public<br>MY COMMISSION EXPIRES: **MARCH 3, 2026**<br>(AFFIX SEAL) |
|---|---|

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **COORDINATION PLUS, LLC** | **SAME** | **061-14-0-062.00** |
| (NAME)<br>**P. O. BOX 160591** | (NAME) | |
| (ADDRESS)<br>**NASHVILLE, TN 37216** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch # 1149483 DEEDWARRSP
06/20/2024 02:00:16 PM 2 pgs
Fees: $13.00 Taxes: $703.00
20240620-0046455

## *SPECIAL WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CINDY DENISE CYRUS AND PAVLINA B. DIROM, ESQUIRE, AS SPECIAL COMMISSIONER ON BEHALF OF THE MINORS, TAYLOR ELIZABETH WOODARD AND SABRINA PAIGE WOODARD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A 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. 43, as shown on the map entitled Locust Grove Estates, of record in Plat Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KENNETH EARL WOODARD AND WIFE, JUDITH ANN WOODARD by deed from EMERSON BIDWELL LA FORTE AND WIFE, LYNN RICHARDS LA FORTE of record in Book 5020, Page 88, dated April 25, 1976, said Register's Office. KENNETH EARL WOODARD AND JUDITH ANN WOODARD have since been divorced by Final Decree dated October 20, 1977, of record in Docket No. 88309 in the Fifth Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 9265, Page 95, said Register's Office. Said Decree divested KENNETH EARL WOODARD of said property and vested it in JUDITH ANN WOODARD. JUDITH ANN WOODARD died intestate on or about December 21, 2009, leaving PHILLIP KEITH WOODARD as her only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20100414-0028144 and in Instrument No. 20240611-0043654, said Register's Office. PHILLIP KEITH WOODARD died intestate on or about April 8, 2015, leaving CINDY CYRUS, TAYLOR WOODARD, AND SABRINA WOODARD as his only heirs-at law. For further reference, see Affidavit of Heirship of record in Instrument No. 20191118-0118427 and in Instrument No. 20240611-0043654, said Register's Office.

unimproved( )
This is improved( X ) property, known as **1059 HORSESHOE DRIVE, NASHVILLE, TN 37216**
(House Number) (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 Grantee, its successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantors further covenant and bind themselves and their heirs and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons **claiming by, through or under said GRANTORS, but not otherwise**. 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 our hands this 18th day of June, 2024.

Cindy Denise Cyrus
**CINDY DENISE CYRUS**

Pavlina Dirom
**PAVLINA B. DIROM, ESQUIRE, AS SPECIAL COMMISSIONER ON BEHALF OF THE MINOR, TAYLOR ELIZABETH WOODARD**

Pavlina Dirom
**PAVLINA B. DIROM, ESQUIRE, AS SPECIAL COMMISSIONER ON BEHALF OF THE MINOR, SABRINA PAIGE WOODARD**

VICKIE C. MARTIN NOTARY PUBLIC Commonwealth of Virginia Reg. #278057

**STATE OF VIRGINIA**
**~~COUNTY~~ OF** City of Lynchburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CINDY DENISE CYRUS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of June, 2024.

My commission expires: 03/31/2027

Vickie C. Martin
Notary Public

**STATE OF VIRGINIA**
**~~COUNTY~~ OF** City of Lynchburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAVLINA B. DIROM, ESQUIRE, AS SPECIAL COMMISSIONER ON BEHALF OF THE MINORS, TAYLOR ELIZABETH WOODARD AND SABRINA PAIGE WOODARD**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of June, 2024.

My commission expires: 03/31/2027

Vickie C. Martin
Notary Public

VICKIE C. MARTIN NOTARY PUBLIC Commonwealth of Virginia Reg. #278057

VICKIE C. MARTIN NOTARY PUBLIC COMMONWEALTH OF VIRGINIA