THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249939** Karen Johnson Davidson County Batch # 1243890 DEEDWARR 03/06/2025 10 15 02 AM 2 pgs Fees $13 00 Taxes $3,052 50 20250306-0016866	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $825,000 00 Affiant Subscribed and sworn to before me, this 3rd day of March, 2025 Notary Public My Commission Expires WILLIAM T CHAPMAN, V STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2026

WARRANTY DEED

Address New Owner· Robert Mahaffey and Deborah Mahaffey 4101 Oriole Place Nashville TN 37215	Send Tax Bills To· New Owner	Tax Information Tax Parcel ID No 117-15-0E-001 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor M. Woodroof and Tessa M. Woodroof, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Mahaffey and Deborah Mahaffey, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Unit No. 1 on the plan of Richard Jones at Oriole Homes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Richard Jones at Oriole Homes, a Horizontal Property Regime with Private Elements of record in Instrument No 20171019-0107058, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to TAYLOR M. WOODROOF AND TESSA M WOODROOF, HUSBAND AND WIFE, by deed from FARMVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200629-0070275, dated June 26, 2020, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-15-0E-001 00 CO.

Matters shown on the Plan of record in Plat Book 1130, page 30, said Register's Office.

Declaration of Covenants , Conditions and Restrictions for Richard Jones at Oriole Homes contained in instrument of record in Instrument No. 20171019-0107058, said Register's Office

This is improved property located at 4101 Oriole Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2025

Taylor M. Woodroof

Tessa M. Woodroof

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor M. Woodroof and Tessa M. Woodroof, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2025

Notary Public

My Commission Expires: _____

