Karen Johnson Davidson County
Batch# 1265782 DEEDWARR
04/29/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250429-0033072

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $480,000.00.

Affiant

Subscribed and sworn before me this the 28th day of April, 2025.

Notary Public
My commission expires: 3.00.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zachary Berry	Vanderbilt Mortgage and Financ	073-12-0 038.00
2437 Ridgeland Dr.	PO Box 202129	
Nashville, TN 37214	Florence, SC 29502	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID WOODS AND JONATHAN WOODS hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ZACHARY BERRY AND BREANNA BERRY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain lot of land located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 226 on the Plan of Section Two, Sunset View, as of record in Book 2263, page 52, Register's Office for said County.

Said Lot No. 226 fronts 94 feet on the southerly side of Ridgeland Drive and runs back between lines, 245.6 feet on the west line and 289.93 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 94.13 feet.

Being the same property conveyed to David Trent Woods, Jonathan Bliss Woods, and Mary Elizabeth Wood, as joint tenants, by deed dated 04/28/2024, from Mary W. Woods, of record in Instrument No. 20240523-0038454, Register's Office for said County. Mary W. Woods and Mary Elizabeth Wood both being one in the same person as Mary Elizabeth Woods.

Also being the same property conveyed to Paul Edward Woods and wife, Mary W. Woods by deed dated 06/13/1964, from William R. Feltz and wife, Eleanor P. Feltz of record in Book 3768, page 173, Register's Office for said County.

The said Paul Edward Woods having died on August 14, 2013, thereby vesting the property solely in Mary W. Woods, as the surviving tenant by the entirety,

The said Mary Elizabeth Woods having died testate on May 2, 2024, thereby vesting the property to the beneficiaries of her will, being David Woods and Jonathan Woods. See Davidson County Circuit Court Case No. 24P2335 for a copy of said will.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2437 Ridgeland Dr., Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of April, 2025.

David Woods

Jonathan Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Woods and Jonathan Woods, and Mary Elizabeth Wood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2025.

My commission expires:

7/17/2028

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 4/28/25.

Affiant Signature

4/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY