This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Ronald H Wofford &
Judith Ann Wofford
7316 Cavalier Road
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1269763 DEEDWARR
05/07/2025 08:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250507-0035581

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Ronald H. Wofford** and **Judith Ann Wofford**, husband and wife, whose address is: 7316 Cavalier Road, Nashville, Tennessee 37221 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Ronald H Wofford and Judith Ann Wofford, Trustees of the Ronald H Wofford and Judith Ann Wofford Oath Trust, dated March 18, 2025, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 7316 Cavalier Road, Nashville, Tennessee 37221, the following tract of land located in Davidson County, State of Tennessee, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Book 5358, Page 603 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on May 2, 2025.

Ronald H. Wofford
Ronald H. Wofford, GRANTOR

Judith Ann Wofford
Judith Ann Wofford, GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF Williamson)

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald H Wofford and Judith Ann Wofford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and Official Seal at office this May 2, 2025.

Notary
My commission expires:

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Ronald H. Wofford
Ronald H. Wofford, AFFIANT

Judith Ann Wofford
Judith Ann Wofford, AFFIANT

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this May 2, 2025.

Notary
My commission expires:

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 142 03 0 050.00
Property Address:
7316 Cavalier Road, Nashville, Tennessee 37221

Name and Address of the Property Owner:
Ronald H Wofford and Judith Ann Wofford
7316 Cavalier Road, Nashville, Tennessee 37221

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, page 108, said Register's Office.

Said Lot No. 320 fronts 92.2 feet on the northerly side of Cavalier Road and fronts 108.4 feet on the easterly margin of Bridle Drive, said frontages being joined by a curve having a distance of 36.96 feet, and runs back 154.8 feet on the northerly line and 155.5 feet on the easterly line to a point of intersection.

Tennessee Certification of Electronic Document

I, Burgess Edson, 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 true and exact copy of the original document executed and authenticated according to law on May 2, 2025 (date of document).

Affiant Signature

5/2/2025
Date

State of Tennessee

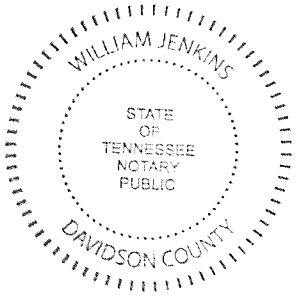
County of Williamson

Sworn to and subscribed before me this 2 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL



My Commission Expires
January 11, 2026