WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292619 DEEDWARR
07/02/2025 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250702-0052163

File No. ML-25-9806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 11/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Colson Services, LLC, a Tennessee Limited Liablity Company and William Hadley, Jr	New Owner	
(NAME)	(NAME)	
5713B Maudina Avenue		103-02-3N-003.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Henry S. Hood and Sarah J. Hood, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colson Services, LLC, a Tennessee Limited Liability Company, and William Hadley, Jr, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 3 of the Final Plat Resubdivision of lot 3 and 4 Johnson Subdivision Resubdivision of lot 1 Johnson Properties of record in Plat Instrument Number 20240403-0023666, the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Henry S. Hood by Warranty Deed from Claude R. Johnson of record in Instrument No. 20180124-0007138 Register's Office for Davidson County, Tennessee, dated January 23, 2018 and recorded on January, 24, 2018.

Being a portion of the same property conveyed to Henry S. Hood and Sarah J. Hood, Husband and Wife by Quitclaim Deed from Henry S. Hood of record in Instrument No. 20180806-0076757 Register's Office for Davidson County, Tennessee, dated August 2, 2018 and recorded on August 6, 2018.

Being a portion of the same property conveyed to Henry S. Hood and Sarah J. Hood, husband and wife by Quitclaim Deed from Henry S. Hood and Sara J. Hood, husband and wife, and I. Dyke Tatum, trustee of record in Instrument No. 20180906-0088142 Register's Office for Davidson County, Tennessee, dated September 4. 2018 and recorded on September 6, 2018.

This is property more commonly known as 5713B Maudina Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand this 27th day of June, 2025.

Henry S. Hood

Sarah J. Hood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2025, before me personally appeared Henry S. Hood and Sarah J. Hood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2025.

Notary Signature
My commission expires: May 8, 2028



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **June 27, 2025**.

Date

Affiant Signature

June 27, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **27th** day of **June**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)