THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250651419**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2025. Notary Public My Commission Expires: 9/15/27

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1300557 DEEDWARR
07/22/2025 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250722-0057602

WARRANTY DEED

Address New Owner: Sangar Emin, Solen Emen, Shivan Ahmed, and Safen Emin 300 Wauford Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-05-0-076.00

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, **Kirk H. Woodroof, married, Brett W. Woodroof, unmarried, and Chad B. Woodroof, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sangar Emin, and unmarried man, Solen Emen and Shivan Ahmed, wife and husband, and Safen Emin, an unmarried man, as joint tenants with right of survivorship** ("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 Lot No. 124 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, Page 58, Register's Office for said County.

Said Lot No. 124 fronts 80 feet on the northerly side of Wauford Drive and extends back 193.1 feet on the easterly line and 199.8 feet on the westerly line to a dead line measuring 80.25 feet thereon.

Being the same property conveyed to Joseph W. Woodroof and wife, Faye J. Woodroof by Warranty Deed from Kimbrough-Eavanaugh Company, Edward Ray Dale and wife, Brenda Dale of record in Book 3705, page 331, Register's Office for Davidson County, Tennessee, dated March 14, 1964 and recorded on March 26, 1964.

The said Joseph W. Woodroof having died on or about June 21, 1996, vesting Faye J. Woodroof as surviving tenant by the entirety.

The said Faye J. Woodroof having died on or about December 6, 2024, with the Estate of Wenda Faye Jester Woodroof being administered under Case No. 25P-47, in the Seventh Circuit Court for Davidson County, Tennessee, in the Twentieth Judicial District at Nashville. Last Will and Testament leaving said property to her three sons Kirk. H. Woodroof, Brett W. Woodroof and Chad B. Woodroof . Grantors warrant that they never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 58, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1788, Page 108, Book 2929, Page 117, and Book 2997, Page 93, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 300 Wauford Drive Nashville TN 37211

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, Grantors warrant this instrument is effective as of the 18th day of July, 2025.

Kirk H. Woodroof

Brett W. Woodroof

Chad B. Woodroof

Kirk H. Woodroof, Co-Executor of the Estate of Wenda Faye Jester Woodroof

Chad B. Woodroof, Co-Executor of the Estate of Wenda Faye Jester Woodroof

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kirk H. Woodroof, Brett W. Woodroof, and Chad B. 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 17th day of July, 2025.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirk H. Woodroof and Chad B. Woodroof, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Executors of The Estate of Wenda Faye Jester Woodroof, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of July, 2025.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 7/18/25.

Affiant Signature – Joshua A. Terry

7/21/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/21/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27