This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1310301 DEEDWARR
08/15/2025 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250815-0064998

State of TN
County of Wilson

The actual consideration or value, whichever is greater for this transfer is: $310,000.00

Affiant Signature

Subscribed and sworn to before me on this the 12th Day of Aug 2025

Notary Public
My Commission expires _____/_____/_____

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Clayton Blake
6007 Baltic Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Union Home Mortgage Corp., and/or the Secretary of Housing and Urban Development,
ISAOA/ATIMA
8241 Dow Circle W
Strongsville, OH 44136

MAP AND PARCEL NUMBER: 08601002300

WARRANTY DEED
25NT00936

Effective the 12 Day of Aug, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Larry A. Woodward, Trustee of the Larry A. and Donna A. Woodward Family Trust, 2003, as amended by First Amendment in full on August 27, 2019

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Clayton Blake, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 119, as shown on the map entitled Dodson Heights, of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Joseph P. Fiore and wife, Patricia A. Fiore, by Warranty Deed from Mrs. Maruline Lockwood, unmarried, dated 08/14/1996 and recorded 08/16/1996 in Book 10158, page 819, Register's Office for Davidson County, TN. The said Patricia A. Fiore having died February 16, 2007, leaving her husband, Joseph P. Fiore, (a/k/a Joseph Peter Fiore) as the surviving tenant by the entirety. Joseph Peter Fiore, died Testate, in Davidson County on March 28, 2019, Probate Case #19P-768, directing that the said property be sold, under Item Seventh of his Last Will, and under Item Fourth of his said Last Will, authorizing his Executor, Leroy Johnston Ellis, IV, to execute any document necessary to convey the property.

The Estate of Joseph Fiore transferred the property to Larry Albert Woodward, an unmarried man with the Warranty Deed recorded in Davidson County, Tennessee dated September 20, 2019 and recorded September 20, 2019, in Instrument No. 20190920-0095953.

03/23/2021 in instrument No. 20210323-0038080, Register's Office of said County. Also See Certification of Trust in Instrument No. 20210406-0045197, Register's Office of said County.

This is an improved property commonly known as: 6007 Baltic Dr, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 12 day of Aug, 2025

Larry A Woodward, Trustee of Larry A. and Donna A Woodward Family Trust, 2003

Larry A. Woodward, Truste of The Larry A. and Donna A. Woodward Family Trust, 2003

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Larry A. Woodward with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Larry A. Woodward, Trustee of the Larry A. and Donna A. Woodward Family Trust, 2003, as amended by First Amendment in full on August 27, 2019, and that as such Trustee, executed the foregoing instrument for the purpose therein contained.

Notary Public
My Commission expires: 03/09/2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 8/12/25.

Celia Stewart Rouse

Affiant Signature

8/12/25

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 12th day of August, 2025.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY