Karen Johnson Davidson County
Batch# 1311617 DEEDWARR
08/19/2025 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20250819-0066095

WARRANTY DEED

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

2025-06-3043

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18 day of August, 2025.

(Affix Seal) Notary Public

My Commission Expires: 9-21-26

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alexandra Davis and Steven W. Davis 5205 Louisiana Avenue, B Nashville, TN 37209	NEW OWNER	Map/Parcel 091-07-0-065.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mitchell Byron Woodward and Megan E. Woodward, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexandra Davis, unmarried woman, and Steven W. Davis, married man**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1112, Block 19 on the Plan of Plan No.2, West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1112 fronts 25 feet on the southerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mitchell Byron Woodward and Megan E. Woodward, husband and wife by Warranty Deed from Mark Eldredge and Kathryn Ann Gayle, husband and wife of record in Instrument No. 20220428-0049433 Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on April 28, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5205 Louisiana Avenue, B, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 15 day August, 2025.

Mitchell Byron Woodward

Megan E. Woodward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of August, 2025, before me personally appeared Mitchell Byron Woodward and Megan E. Woodward, 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 15 day of August, 2025.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

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 8-15-25.

Affiant Signature

8-19-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY