Karen Johnson Davidson County
Batch# 1316608 DEEDWARR
08/29/2025 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250829-0069440

# WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shady Elmaraghi | New Owner | |
| 1807 Hillside Ave (NAME) | (NAME) | 105 09 0 463.00 |
| Nashville, TN 37203 (ADDRESS) | (ADDRESS) | |
| (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, **Thomas Ray Woods, Charles William Woods, Jr., Annette Hamler, Bud Albert Woods** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shady Elmaraghi, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 4 on the plan of REVISED SECTION NINETY-SIX EDGEHILL ESTATES, as of record in Plat Book 4715, Page 186, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Charles W. Woods and wife, Inez Woods, by Warranty Deed from Metropolitan Development and Housing Agency formerly known as The Nashville Housing Authority, of record in Book 5666, Page 420, in the Register's Office for Davidson County, Tennessee, dated October 07, 1980 and recorded on October 17, 1980. The said Inez Woods died on March 17, 1992, then Charles W. Woods died December 27, 2024 testate, devising subject property to Charles William Woods, Jr., Bud Albert Woods, Thomas Ray Woods, and Annette Woods Hamler. See Probate Case No. 25P413, Davidson County Circuit Court. Also see Order recorded in Instrument No. 20250423-0031300 and Will recorded in Instrument No. 20250423-0031301.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1801 Elliott Ave Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 28th day of August, 2025.

Thomas Ray Woods

Charles William Woods, Jr.

Annettee Hamler

Bud Albert Woods

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Thomas Ray Woods, charles William Woods, Jr., Anette Hamler, and Bud Albert Woods**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of August, 2025.

Notary Public

My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

## Certificate of Authenticity

I, Holly A. Mason, 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 August 28, 2025.

Affiant Signature

8/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of August, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY