Karen Johnson Davidson County
Batch# 1333655 DEEDWARR
10/14/2025 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $13,135.00
20251014-0081755

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250852008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,550,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 10th day of October, 2025.

Notary Public
My Commission Expires: 12-19-28

APRIL SUMRALL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexandra Waldo and Mark Waldo 709 Lynnwood Boulevard Nashville TN 37205	First Federal Bank 1300 McFarland Blvd. NE Tuscaloosa, AL 35406	Tax Parcel ID No. 130-07-0-064.00

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, **Danny Ward and Jennifer Ward, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alexandra Waldo and Mark Waldo, wife and husband**, ("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(s) 184, as shown on the map entitled Re-Subdivision Parts Royal Oak, of record in Book 974, page 4, 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 DANNY WARD AND JENNIFER WARD, HUSBAND AND WIFE, by deed from PAUL ASHLEY WILSON AND WIFE, MARY SEAT WILSON, of record in Instrument No. 20191216-0129678, dated December 13, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 130-07-0-064.00.

Matters shown on the Plan of record in Plat Book 974, page 4, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4264, page 281, said Register's Office.

This is improved property located at 709 Lynnwood Boulevard Nashville TN 37205

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, Grantor has executed this instrument on this 10th day of October, 2025.

Danny Ward

Jennifer Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Danny Ward and Jennifer Ward, 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 10th day of October, 2025.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 10. 2025.

Affiant Signature

14th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028