Karen Johnson Davidson County
Batch# 1333657 DEEDWARR
10/14/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,434.23
20251014-0081759

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $657,900.00.

Affiant

Subscribed and sworn before me this the 10TH day of October, 2025.

Notary Public
My commission expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Arthur and Jill Woodward<br>2229 Arbor Pointe Way<br>Hermitage, TN 37076 | ~~at Lender~~<br>FIRST BANK<br>722 COLUMBIA AVE<br>FRANKLIN, TN 37064 | 137-04-0B 056.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID B. CORMAN AND RICKIE V. CORMAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ARTHUR ANDREW WOODWARD AND JILL ELIZABETH WOODWARD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56, on the Final Plat of Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to David B. Corman and Rickie V. Corman, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated 04/22/2016 and recorded 04/25/2016 in Instrument No. 20160425-0039864, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2229 Arbor Pointe Way, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 9th day of October, 2025.

David B. Corman

Rickie V. Corman

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David B. Corman and Rickie V. Corman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2025.

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

**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 9. 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 DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028