WARRANTY DEED

Karen Johnson Davidson County
Batch# 1342250 DEEDWARR
11/05/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20251105-0088228

Y-WDS-25-231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
EFD Forrest Development LLC	New Owner	
(NAME)	(NAME)	
929 Myatt Industrial Drive		**133-02-0-069.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP WOODS AND AND JENNIFER SAWYER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EFD FORREST DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 15 on the Map of Woodbine Sales Corporation Plan of Lots called Pleasant View, of record in Book 1130, page 43, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Thuss Avenue, the common comer of Lot Nos. 14 and 15; thence with the line between said lots southerly 152.3 feet to a point; thence easterly 60.5 feet to the westerly margin of Wingate Avenue; thence with the margin of same northerly 133.6 feet, to a point at the beginning of a curve; thence around said curve in a northwesterly direction, having a radius of 20 feet, a distance of 30.5 feet, to the southerly margin of Thuss Avenue; thence with the margin of the same westerly 34.1 feet to the point of beginning.

Being the same property conveyed to Phillip Woods by Warranty Deed from Flip Out 615 LLC, a Tennessee limited liability company of record in Instrument No. 20200622-0066928 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 22, 2020 and Affidavit of Scrivener's Error Recorded on July 13, 2023, In Instrument Number. 20230713-0053606 .

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 43, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **231 Thuss Avenue, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF NOVEMBER, 2025.

Phillip Woods

Jennifer Sawyer

Jennifer Sawyer, spouse of Phillip Woods, hereby joins in this conveyance and does transfer and convey any and all marital interest Jennifer Sawyer may have in and to the above-described tract or parcel of land.

STATE OF New York
COUNTY OF Clinton

Before me, Will Grones, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, PHILLIP WOODS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal of office at this the 4th day of November, 2025.

Online Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF Florida
COUNTY OF Miami-Dade

Before me, Carola Villamizar, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, JENNIFER SAWYER with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal of office at this the 4th day of November, 2025.

Online Notary Public
My Commission Expires: 07/31/2027
(SEAL)

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Carola Villamizar
Electronic Notary Public
State of Florida
Commission #: HH 427934
Commission Expires: 07/31/2027

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on November 4, 2025 (date of document).

Signature

11/04/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 4th day of November 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026