THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5354
Parcel ID: 064-02-0-092.00

Property Address:
325 Shute Lane, Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1346433 DEEDWARR
11/14/2025 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20251114-0091063

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
David Woods, II and Ericka Woods
325 Shute Lane
Old Hickory, TN 37138

Name and Address of New Owner:
David Woods, II and Ericka Woods
325 Shute Lane
Old Hickory, TN 37138

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **RONALD E. JONES, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DAVID WOODS, II and ERICKA WOODS, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Brandywine Farms, Section 16, as of record in Book 4860, page 36, Register's Office for said County, described as follows:

Said Lot No. 267 fronts 130 feet on the northerly side of Shute Lane and extends back 302.0 feet on the westerly line and 304.2 feet on the easterly line, to a line in the rear on which it measures 139.9 feet.

Being the same property conveyed to RONALD E. JONES and wife, CRESHIA M. JONES by Deed dated August 31, 1987 from EDWARD STAINBACK and wife, GRETA C. STAINBACK, recorded June 17, 1988, in Book 7576, Page 699, in the Official Records of Davidson County, Tennessee. CRESHIA M. JONES having since passed on 05/17/2023 property is herein vested to RONALD E. JONES as the surviving tenant by the entirety.

This is improved property known as, 325 Shute Lane, Old Hickory, TN 37138.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 4860, page 36, Register's Office for Davidson County, Tennessee.

3. Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances as contained in Instrument Number 20100729-0059518, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 13 day of November, 2025.

Ronald E Jones by Rhonda Leigh Jones, Attorney in Fact

RONALD E. JONES by RHONDA L. MCGARR A/K/A RHONDA LEIGH JONES, his Attorney-In-Fact, of record in Instrument No. 2025022-0010787, Register's Office for Davidson County, TN.

STATE OF Georgia
COUNTY OF Cherokee

ON THIS 13 day of November, 2025, before me personally appeared RHONDA L. MCGARR A/K/A RHONDA LEIGH JONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RONALD E. JONES, and who acknowledged that she executed the same as the free act and deed of RONALD E. JONES.

WITNESS my hand and official seal this 13 day of November, 2025.

My Commission Expires:
8/4/28

Notary Public

MATHEW P DUNN
Notary Public
State Of Georgia
Cherokee County
Commission Expires: Aug 4, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $700,000.00.

Affiant

SWORN TO and subscribed before me on this 14 day of November, 2025.

Notary Public

My Commission Expires:
3/28/28

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, J. Trent Lehman, 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 11/13/25.

Date

Affiant Signature

11/13/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of November, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

