WARRANTY DEED

Karen Johnson Davidson County
Batch# 1350770 DEEDWARR
11/25/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,673.25
20251125-0094124

File #25-TL-0607-B

(SEAL) SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $722,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: 3-20-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cole Bryant and Shannon Hodgson Bryant	**Wells Fargo Bank NA**	
(NAME)	(NAME)	**090 12 0S 002.00**
607 B Croley Drive	**3201 North 4th Ave.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Sioux Falls, SD 57104**	
(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,

ASHTIN S. WOODIE AND ELI H. WOODIE, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

COLE BRYANT AND SHANNON HODGSON BRYANT, HUSBAND AND WIFE,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 607 A & B CROLEY TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 607 A & B CROLEY TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20170227-0019160, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ashtin S. Woodie and Eli H. Woodie, wife and husband, as tenants by the entirety, by Warranty Deed from Jennifer Leanne Lafferty and Justin Corey Lafferty, wife and husband, of record in Instrument No. 20211124-0156305, in the Register's Office of Davidson County, Tennessee, dated November 18, 2021, and recorded on November 24, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B.F. COCKRILLS FARM SUBDIVIDED, as recorded in Plat Book 161, Page 134 Thru 135.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDITION OF LOT NO 21 IN SUBDIVISION OF THE B.F. COCKRILL FARM, as recorded in Plat Book 332, Page 58.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF PART LOT 21(LOTS 5,6,7,8) IN SUBDIVISION OF THE B.F. COCKRILL FARM, as recorded in Plat Book 421, Page 21.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170227-0019160.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4014, Page 717.
* Charter for 607 A & B Croley Townhome Owner's Association, Inc. recorded as Instrument No. 20170227-0019159.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **607 B Croley Drive, Nashville, TN 37209**.

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 20 day of November, 2025.

Ashtin S. Woodie

Ashtin S. Woodie

Eli H. Woodie

Eli H. Woodie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of November, 2025, before me personally appeared Ashtin S. Woodie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of November, 2025.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 t day of November, 2025, before me personally appeared Eli H. Woodie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of November, 2025.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11/20/25 (date of document).

Affiant Signature

11/24/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY