Karen Johnson Davidson County
Batch# 1353805 DEEDWARR
12/04/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251204-0096437

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

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of December, 2025.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian T. Wood 2404 Dundee Lane Nashville, TN 37214	New Owner	073-12-0 054.00

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, THOMAS D. HUGGINS, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN T. WOOD, AN UNMARRIED MAN, 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. 209 on the Map of Revision of Section One, Sunset View, as of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 209 fronts 85 feet on the northerly margin of Dundee Lane and extends back between lines 210 feet on the easterly line and 215.6 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Thomas D. Huggins by Quitclaim Deed from Lisa L. Huggins, dated 12/27/1984 and recorded 1/3/1985 in Book 6467, Page 255, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Thomas D. Huggins and wife, Lisa L. Huggins, by Warranty Deed from Robert H. Stroube, Rachel P. Gregory and Francis M. Welton, Trustees of The Donelson Christian Church, dated 10/14/1983 and recorded 10/18/1983 in Book 6159, Page 135, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2404 Dundee Lane, Nashville, TN 37214.

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 3rd day of December, 2025.

Thomas D. Huggins

Thomas D. Huggins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas D. Huggins, 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 3rd day of December, 2025.

My commission expires:

7/17/28

Notary Public



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 12/3/25. (date of document).

Affiant Signature

12/4/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of Dec., 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

