RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 15th day of January, 2026.

(Affix Seal)

Notary Public

My Commission Expires: My Commission Expires 10/4/27

KENNETH D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

2025-12-3676

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Karen Johnson
Batch # 1371058
01/20/2026 10:35:03 AM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20260120-0004309

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kenneth Woodard, III and Mattie McGehee 1807 Haden Court Nashville, TN 37215	NEW OWNER	Map/Parcel 131-03-0-260.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeff Brandon, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Woodard, III, unmarried and Mattie McGehee, unmarried**, hereinafter called the GRANTEE, their heirs 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. 2B on the Plan of Zone Lot Division of Lot 2, Haden Subdivision of record in Plat Book 7900, Page 270, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff Brandon by Warranty Deed from Joy A. Underwood, unmarried of record in Instrument No. 20040920-0112788 Register's Office for Davidson County, Tennessee, dated September 15, 2004 and recorded on September 20, 2004.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1807 Haden Court, Nashville, TN 37215.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 14 day January, 2026.

Jeff Brandon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of January, 2026, before me personally appeared Jeff Brandon, 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 14th day of January, 2026.

Notary Signature
My commission expires: 11-25-2028

