Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260153275

Karen Johnson Davidson County
Batch # 1381619 DEEDWARR
02/17/2026 09:49:29 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20260217-0012160

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of February, 2026.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Tabb 1086 Woodbury Falls Dr Nashville TN 37221	New Owner	Tax Parcel ID No. 128 12 0C 077.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James T. Taylor and Stacey Ann Taylor, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew Tabb, unmarried**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1086, WOODBURY TOWNHOMES, PHASE 1 Planned Unit Development, as shown on plat of record in Instrument No. 20050216-0017693 as Amended in Instrument No. 20080201-0010772, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James T. Taylor and Stacey Ann Taylor, Husband and Wife, by Special Warranty Deed from Marquis Homes, LLC., a limited liability company, of record in Instrument No. 20070312-0030374, in the Register's Office of Davidson County, Tennessee, dated March 05, 2007, and recorded on March 12, 2007. Also see Affidavit of Scrivener's Error of record in Instrument No. 20070625-0075711 and Instrument No. 20110419-0030167, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278 as amended in Instrument No. 20080201-0010772.

Easement recorded in Book 5074, Page 945 and Instrument No. 20120810-0071791.

Agreement as set forth in instrument recorded in Book 5074, Page 856.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050118-0005578.

Charter for Woodbury Townhomes Homeowners Association, Inc. recorded as Instrument No. 20060309-0027744.

Rules and Regulations recorded in Instrument No. 20250311-0018107.

Conveyances to State of Tennessee recorded in Book 8083, Page 534; Book 8083, Page 541 and Book 8083, Page 547.

This is improved property located at 1086 Woodbury Falls Dr Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 12th day of February, 2026.

James T. Taylor

Stacey Ann Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James T. Taylor and Stacey Ann Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028