WARRANTY DEED

Karen Johnson
Batch # 1386928
03/02/2026 09:19:27 AM
Fees: $13.00 Taxes: $407.00

Davidson County
DEEDWARR
2 pgs

20260302-0015951

#17972

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 08-08-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victor Hazelwood	New Owner	108070a00300co
(NAME)	(NAME)	
124 Lake Terrace Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Vickie Lynn Woodard,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Victor Hazelwood,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 40, Unit 3 in a Horizontal Property regime as shown on the condominium site plan of Patio Villa, Phase I, Section 1 and 2, as of record in Book 5200, Page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Patio Villa, of record in Book 5970, page 829 and in Book 6014, page 978, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Joyce A. Lemley, unmarried, by deed from James R. Anderson, unmarried, of record in Instrument Number 20070827-0102202. Joyce A. Lemley having died and the Last Will and Testament of Joyce A. Lemley, deceased, probated under Probate File Number 15P1365, Probate Court Clerk's Office Davidson County, Tennessee, with Vicki Woodard a/k/a Vickie Lynn Woodard being the sole devisee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 905 Patio Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This is improved ☑ property, known as 905 Patio Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 26th day of February, 2026.

Vickie Lynn Woodard

State of Tennessee
County of Davidson

Personally appeared before me Vickie Lynn Woodard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2026.

Notary Public
My Commission Expires: July 2, 2029

AMY CHARLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 02, 2029

File No.: 17972