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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1387077
03/02/2026 12:55:38 PM
Fees: $13.00 Taxes: $296.00

Davidson County
DEEDWARR
2 pgs

20260302-0016141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF February, 2026.

NOTARY PUBLIC
Notary Public
My Commission Expires

MY COMMISSION EXPIRES: August 30, 2028
STATE OF TENNESSEE
(AFFIX SEAL)

PAMELA B. MAHONEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Woodard	Kenneth Woodard	
(NAME) 4420 Curtiswood Circle	(NAME) 4420 Curtiswood Circle	090 11 0A 160.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICIA S. MCPHERSON, SURVIVING SPOUSE OF CLIFTON E. MCPHERSON, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH WOODARD,** 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:

A certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 160, as shown on the Plat of ROCK HARBOR CONDOMINIUM of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, et seq., as Restated in Book 6162, Page 251 and as Amended in Book 7369, Page 206 and Amendment to Bylaws recorded in Book 6896, Page 661, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427, said Register's Office.

Being the same property conveyed to Clifton E. McPherson, Jr. and wife, Patricia S. McPherson, by Unit Warranty Deed from Rock Harbor Apartments, a Tennessee limited partnership, of record in Book 6382, Page 834, in the Register's Office of Davidson County, Tennessee, dated September 14, 1984 and recorded on September 14, 1984. The said Clifton E. McPherson, Jr. died on March 21, 2020, leaving Patricia S. McPherson as surviving tenant by the entirety. Also see Order Probating Last Will and Testament for Muniment of Title Only recorded in Instrument No. 20210225-0023812 and Last Will and Testament recorded in Instrument No. 20210225-0023813, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 515 Basswood Ave #160 Building R, Nashville, TN 37209
(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 hand this 27 day of February, 2026

Patricia S McPherson
PATRICIA S. MCPHERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia S. McPherson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of February, 2026.

Commission expires:

Notary Public

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

PM2026-234