Karen Johnson Davidson County
Batch# 1399046 DEEDWARR
03/30/2026 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20260330-0025114

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39122	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me this 27th day of March, 2026. Notary Public My Commission Expires:

ALLI PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Robert Simonson and Sadie Rose Wathen, Trustees of the Simonson Family Trust 825 A Clayton Avenue Nashville, TN 37204	**New Owner**	Map and Parcel No.: 118060J00100CO

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, David Fain Wood, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Joseph Robert Simonson and Sadie Rose Wathen, Trustees of the Simonson Family Trust, dated March 18, 2026 ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 825 A Clayton Avenue, Nashville, TN 37204.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 27th day of March, 2026.

GRANTOR:
David Fain Wood
by _____ attorney-in-fact
David Fain Wood, by George E. Mudter, Jr.,
his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr. 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, and who further acknowledged that he is the Attorney-in-Fact for David Fain Wood, and he is authorized by David Fain Wood to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of March, 2026.

_____
Notary Public
My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Clayton Drive Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20131108-0116123, amended in Instrument No. 20140102-0000267, Instrument No. 20140124-0006890, and Instrument No. 20140711-0061402, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Amendment to Declaration of record in Instrument No. 20140711-0061402, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Fain Wood by deed dated September 18, 2017 from Sharon Renee Wilson, unmarried of record in Instrument No. 20170922-0097500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Clayton Drive Townhomes, of record in Instrument No. 20131108-0116123, amended in Instrument No. 20140102-000027, Instrument No. 20140124-0006890 and Instrument No. 20140711-0061402, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 843, pages 96 and 97, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Site Plan of record attached as Exhibit C to the Amendment to Declaration of record in Instrument No. 20140711-0061402, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Alli Pinkston, 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 **March 27, 2026**.

Date

Alli P

Affiant Signature

3/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County