WARRANTY DEED

Karen Johnson Davidson County
Batch# 1401499 DEEDWARR
04/02/2026 03:54:30 PM 2 pgs
Fees: $13.00 Taxes: $2,216.30
20260402-0026857

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $599,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF APRIL, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 2/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3596LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
James Woody and Jessica Woody	Regions Mortgage	
4340 Barnes Cove Drive	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham AL 35244	173 09 0A 798.00

FOR AND IN 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, **JASON H. NGUYEN AND VY TUONG VU, TRUSTEES OF THE JASON H. NGUYEN AND VY TUONG VY LIVING TRUST UAD FEBRUARY 24, 2023** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WOODY AND JESSICA WOODY, HUSBAND AND WIFE,** 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 767 as shown on the plan of Section Two, Phase Eight of Lenox Village of record as Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jason H. Nguyen and Vy Tuong Vu, Trustees of the Jason H. Nguyen and Vy Tuong Vu Living Trust, by Quitclaim Deed from Vy Tuong Vu and Jason Huy Nguyen, wife and husband, dated October 29, 2025, and recorded October 31, 2025, of record in Instrument No. 20251031-0086816, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vy Vu and Jason Huy Nguyen, wife and husband, by Warranty Deed from Charles R. Head, Jr. and wife, Donna M. Head, dated July 6, 2018, and recorded July 9, 2018, of record in Instrument No. 20180709-0065886, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 4340 Barnes Cove Drive, Nashville, Tennessee, 37211
TAX PARCEL ID/APN: 173 09 0A 798.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No. 20070413-0044640, of the Public Records of Davidson County, Tennessee. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Instrument No. 20020315-0032826 said document being amended and supplemented by instruments recorded in Instrument Nos. 20021226-0158458, 20060321-0032383, 20220228-0022407, all of the Public Records of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Restrictions recorded in Instrument No. 20020315-0032825, said document being supplemented by instruments recorded in Instrument Nos. 20021226-0158459 and 20060321-0032382, of the Public Records of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Charter for Lenox Village Neighborhood Association, Inc. recorded in Instrument No. 20020412-0045831, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. Easement for Sanitary Sewer/Storm Drainage recorded in Instrument Nos. 20010918-0100849, 20010918-0100850, 20010918-0100851 and 20010918-0100852, of the Public Records of Davidson County, Tennessee. Stormwater Detention Agreement recorded in Instrument Nos. 20020628-0078164, 20020722-0087469, and 20051213-0149579, of the Public Records of Davidson County, Tennessee. Drainage Easement and Maintenance Agreement for Detention Facilities recorded in Instrument Nos. 20150817-0082475 and 20150817-0082476, of the Public Records of Davidson County, Tennessee.

This is improved property known as 4340 Barnes Cove Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 2nd day of April, 2026.

Jason H. Nguyen and Vy Tuong Vu, Trustees of the

Jason H. Nguyen and Vy Tuong Vy Living Trust UAD February 24, 2023

BY: _____

Jason H. Nguyen, Trustee

BY: _____

Vy Tuong Vu, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JASON H. NGUYEN AND VY TUONG VU, TRUSTEES OF THE JASON H. NGUYEN AND VY TUONG VY LIVING TRUST UAD FEBRUARY 24, 2023, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of April, 2026.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

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Notary Public

My Commission Expires: _____

I Lisa Allard, 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 April 2, 2026.

_____ April 2, 2026

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this April 2, 2026.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

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Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028