WARRANTY DEED

Karen Johnson Davidson County
Batch # 1410524 DEEDWARR
04/23/2026 02:51:33 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20260423-0034521

S-WW-26-5007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/6/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Ira Wood IV	**Same as New Owner**	
(NAME)	(NAME)	
1113 Murfreesboro Rd #336		147-15-0-096.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA ENGLAND INDIVIDUALLY, AND PHOENIX INVESTMENT REAL ESTATE, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM IRA WOOD IV,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 601, on the plan of Whispering Hills Section 1, 2nd Revision of Lots 138 and 601, of record in Plat Instrument No. 20000321-0028513, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phoenix Investment Real Estate LLC, a Tennessee limited liability company by Warranty Deed from David L. Revell and wife, Diana B. Revell dated August 29, 2023 and recorded September 5, 2023 in Instrument No. 20230905-0069628, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
Taxes for the year 2026
All matters shown on the Plan of record in Plat Book 2330, Page 169, Plat Book 2330, Page 82, Plat Book 8250, Page 971, and Instrument No. 20000321-0028513, Register's Office for Davidson County, Tennessee
Restrictions of record in Book 2481, Page 499, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **5007 Millerwood Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 20th DAY OF APRIL, 2026.

GRANTORS:

Jessica England

Phoenix Investment Real Estate, LLC., a Tennessee limited liability company

BY:
Jessica England, Authorized Agent

STATE OF New York

COUNTY OF Clinton

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

Witness my hand and official seal, this the 20th day of April, 2026.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York

COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica England**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the **Authorized Agent of Phoenix Investment Real Estate, LLC.**, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such **Authorized Agent** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of April, 2026.

Notary Public

My Commission Expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 04/20/26.

Affiant Signature April 22, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 22nd day of April, 2026.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028