Karen Johnson Davidson County
Batch# 1414976 DEEDWARR
05/01/2026 04:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20260501-0039129

WARRANTY DEED

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of April, 2026 .

Notary Public

My Commission Expires: 4-22-29

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Jeffrey Scott Woods	Flat Branch Mortgage, Inc.	021 00 0 376.00
5145 Creasy Drive	204 Corporate Lake Drive	
Joelton, TN 37080	Columbia, MO 65203	

For and 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/we, Sharon D. Eubanks, Katherine M. Vicente, and Donna E. Douglas, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Scott Woods, a single person, 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. 32 on the Plat of Morgan Estates, Section III, of record in Plat Book 9700, page 38, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James W. Southerland and wife, Loy L. Southerland from W.C Allen & Associates, Inc. by Deed dated October 14, 1997 and as of record in Book 10662, page 499, said Register's Office. The said Loy L. Southerland having since died May 23, 2022 leaving the subject property vested in James W. Southerland as the surviving tenant by the entirety. The said James W. Southerland having since died January 29, 2025 leaving Sharon D. Eubanks, Katherine M. Vicente, and Donna E. Douglas as his heirs at law. See also Affidavit of Heirship of record in Instrument No. 20250507-0035862, Last Will and Testament and Order for Probate for Muniment of Title of record in Instrument No. 20250506-0035375, said Register's Office.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 9700, Page 38, said Register's Office.

Subject to restrictions of record in Book 9859, Page 820, Register's Office said County.

Restrictive Covenant for detached structure of record in Instrument No. 20101122-0093102, said Register's Office.

This is unimproved X improved property, known as 5145 Creasy Drive, Joelton, TN 37080

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 30th day of April, 2026.

Sharon D. Eubanks

Katherine M. Vicente

Donna E. Douglas 4-30-26

Donna E. Douglas

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 30th day of April, 2026, before me personally appeared Katherine M. Vicente and Donna E. Douglas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2026.

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Signature
My commission expires:
4-22-29

STATE OF TENNESSEE
COUNTY OF _____

On this 29th day of April, 2026, before me personally appeared Sharon D. Eubanks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2026.

Notary Signature
My commission expires:

This is unimproved X improved property, known as 5145 Creasy Drive, Joelton, TN 37080

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 29th day of April, 2026.

Sharon D Eubanks
Sharon D. Eubanks

Katherine M. Vicente

Donna E. Douglas

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 30th day of April, 2026, before me personally appeared Katherine M. Vicente and Donna E. Douglas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2026.

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF Hamilton

On this 29th day of April, 2026, before me personally appeared Sharon D. Eubanks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2026.

Margaret Y Ellis
Notary Signature
My commission expires: My Commission Expires January 22, 2030

MARGARET Y. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 4/30/26.

Affiant Signature

Date: 4/30/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 30th day of April, 20 26

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER