Karen Johnson Davidson County
Batch# 1416785 DEEDWARR
05/06/2026 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,774.63
20260506-0040853

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $749,900.00

Affiant

Subscribed and sworn to before me, this 6 day of May, 2026.

Notary Public
My commission expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jordan Dozzi		**09405012900**
1108B Glenview Dr		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

Stephen Poole, a single man and Cristina Wood, a single woman, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Dozzi, a single man

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. 2, Plan of Resubdivision of Lot 44 & Part of Lot 43, The Map of Haynie's Central Park Plan, of record in Instrument No. 20140821-0076420, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Stephen Poole, a single man, and Cristina Wood, a single woman, as tenants in common with right of survivorship, by Warranty Deed from Kelly Cottingham Dunlap and Charles Patrick Dunlap, III, wife and husband, dated October 15, 2024, of record in Instrument No. 20241021-0081322, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1108B Glenview Dr, Nashville, TN 37206.

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 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.

_____ Date: 5/4/24
Stephen Poole

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand, at office, this 4th day of May 2024.

MARK BLEDSOE
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 5/8/28

Cristina Wood Date: 05/04/2026

Cristina Wood

STATE OF Virginia

COUNTY OF Richmond City

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

Witness my hand, at office, this 4th day of May, 2026.

Noha Sabry

NOTARY ~~PUBLIC~~

NOHA SABRY
Notary Public
Commonwealth of Virginia
Registration No. 00390586
My Commission Expires Jan 31, 2029

My Commission Expires: 01/31/2029

Certificate of Authenticity

I, Joshua A. Terry, 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 5/4/26.

Affiant Signature – Joshua A. Terry

5/6/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/6/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27