Karen Johnson Davidson County
Batch# 1417261 DEEDWARR
05/07/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20260507-0041054

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Tiffany Childress
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES 7-2-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany L. Childress	Same as New Owner	
(NAME)	(NAME)	106 131L 002 00CO
2070 Whitney Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Woodycrest Homes LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Tiffany L Childress, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, HER 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 Unit No. B, of the Homes at 2070 Whitney Avenue, a Horizontal Property Regime with Private Elements, as established in Master Deed of record at Instrument No. 20250225-0013746, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a part of the property conveyed to Normandie Holdings LLC, a Tennessee limited liability company, by Warranty Deed from Cathryn Armistead, Administrator of The Estate of Carmen Atkins, of record in Instrument Number 20241204-0094114, Register's Office for Davidson County, Tennessee, dated December 2, 2024 and recorded on December 4, 2024.

Being a part of the property conveyed to Woodycrest Homes LLC, a Tennessee limited liability company, by Quit Claim Deed from Normandie Holdings LLC, a Tennessee limited liability company, of record in Instrument Number 20250411-0027285, Register's Office for Davidson County, Tennessee, dated April 9, 2025 and recorded on April 11, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2070 Whitney Avenue, Nashville, TN 37210

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 6th day of May, 2026.

Woodycrest Homes LLC, a Tennessee Limited Liability Company

By: Michael Akerly, Member
Michael Akerly, Manager/Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Matt Deckard of the state and county mentioned, personally appeared (via audio/video communication) Michael Akerly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager/Member of Woodycrest Homes LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Manager/Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager/Member.

Witness my hand and seal, at office, this 6th day of May, 2026.

Matt Deckard
Notary Signature

Printed Name: Matt Deckard

My commission expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 05/06/26.

Date

Stephanie Woodall

Affiant Signature

05/06/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 20 26.

Notary's Signature

My Commission Expires: 7-2-29

Date

Notary's Seal (if on paper)

