Karen Johnson Davidson County
Batch# 1419847 DEEDWARR
05/13/2026 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260513-0043036

Name and Address of New Owner:
Poora Properties
117 Vaughns Gap Road
Nashville, Tennessee 37205

Send Tax Bills To:
New Owner

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 069 04 0 215.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David M. Woods, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Poora Properties, GP,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of SHIELDSWICK SUBDIVISION, of record in Book 5190, page 615, said Register's Office, to which reference is made for a complete description.

Being the same property conveyed to David M. Woods, by Quit Claim Deed from Frances L. Woods, of record in Instrument No. 20000921-0094072, in the Register's Office of Davidson County, Tennessee, dated September 20, 2000, and recorded on September 21, 2000.

Being the same property conveyed to David M. Woods, Unmarried, by Warranty Deed from James A. Guthormsen and wife Nancy J. Guthormsen, of record in Book 8064, Page 749, in the Register's Office of Davidson County, Tennessee, dated March 06, 1990, and recorded on March 14, 1990.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

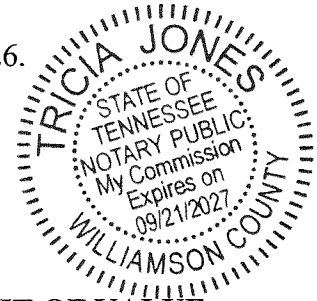
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of May, 2026.

_____(SEAL)
David M. Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2026, before me personally appeared David M. Woods, 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 12th day of May, 2026.



_____
Notary Signature
My commission expires: 9-21-27

AFFIDAVIT OF VALUE

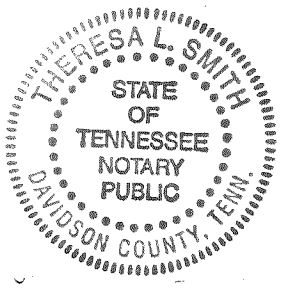
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of May, 2026.

_____
Notary Signature
My commission expires: 9-7-26



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 5/12, 2026.

Affiant

Date: May 12, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12 day of May, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

