Karen Johnson Davidson County
Batch# 1422785 DEEDWARR
05/20/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260520-0045461

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** TREVOR KELLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00 Affiant Subscribed and sworn to before me, this 4 day of May, 2026. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: MCH Construction of TN, LLC 517B Continental Dr. Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. **090-16-0-112**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra H. Wood, F/K/A Sandra Ann Wood, Trustee of The Betty Ann Howard Revocable Living Trust, dated June 4, 2024,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MCH Construction of TN, LLC, a Limited Liability Company** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 33 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, page 60, Register's Office for said County. Said Lot No. 33 fronts 75 feet on the Easterly side of Westboro Drive and runs back between parallel lines, 199.7 feet to a dead line.

Being the same property conveyed to Betty Ann Howard, Trustee of The Betty Ann Howard Revocable Living Trust, dated June 4, 2024, exercising the full power and authority vested in her by the trust agreement by Deed dated July 1, 2024 from Betty Hooper Howard a/k/a Betty Ann Howard, declaring that she is unmarried and the surviving widow of Paul D. Howard, deceased who died on the 17th day of July, 2013, that they were husband and wife at the time they acquired title to the following described real property and that they continuously remained husband and wife until the death of Paul D. Howard, recorded July 8, 2024, in Instrument Number 202407080050608, in the Official Records of Davidson County, Tennessee.

Betty Ann Howard died in February 2026 leaving Sandra Ann Wood as successor Trustee.

This is improved property commonly known as: **536 Westboro Drive, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2026.

The Betty Ann Howard Revocable Living Trust

Sandra H. Wood

Sandra H. Wood, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sandra H. Wood**, 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 the Trustees of the **The Betty Ann Howard Revocable Living Trust**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 4th day of May, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/18/2026 (date of document).

Affiant Signature

5/18/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

