Karen Johnson Davidson County
Batch # 1423614 DEEDWARR
05/21/2026 02:21:56 PM 3 pgs
Fees: $18.00 Taxes: $6,160.50
20260521-0046582

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64434

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
HR Properties of Tennessee 4219 Hillsboro Pike Ste 330 Nashville, TN 37215-6628	New Owner

TAX MAP PARCEL NUMBERS: 11701004200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,665,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clara C. Wood**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **HR Properties of Tennessee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2, Block E, on the Plan of W.M Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

And also conveyed without warranties of title is that portion of alley No. 1704 closed by Metro Bell No. 0079132, lying to the rear of said property.

Being the same property conveyed to Leonard N. Wood and wife, Margaret M. Wood by Warranty Deed from Robert E. Russell and wife, Georgiana W. Russell, dated December 15, 1969, and recorded on December 15, 1969, of record in Book 4386, page 489, Register's Office for Davidson County, Tennessee. The said Margaret M. Wood has since died. By Quitclaim Deed dated February 10, 2017, recorded February 13, 2017, of record in Instrument No. 20170213-0014960, said Register's Office, subject property was conveyed to Leonard N. Wood and Clara C. Wood, as tenants by entirety. The said Leonard N. Wood has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 85, said Register's Office. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, by Ordinance No. 0079132, closing vacating and abandoning that portion of alley No. 1704.

This instrument is executed on behalf of Clara C. Wood, also known as Clara Creighton Wood, by Elizabeth Rather Gorman pursuant to a Power of Attorney executed by Clara Creighton Wood on the 9th day of July, 2010, of record in Instrument No. 20260504-0039795, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 601 Cantrell Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20 day of May, 2026.

Clara C. Wood
by Elizabeth Rather Gorman, Attorney-in-Fact

Clara C. Wood
By: Elizabeth Rather Gorman, Attorney-in-Fact

State of ~~Tennessee~~ A.F. Virginia
County of ~~Davidson~~ A.F. Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Elizabeth Rather Gorman** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Clara C. Wood**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2026.

Notary

My Commission Expires: 04-30-2029

DEATRICK FOSTER
Notary Public
Commonwealth of Virginia
Registration No. 00355379
My Commission Expires Apr 30, 2029

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,665,000.00.

Affiant

Sworn and subscribed before me this 21st day of May, 2026.

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

EXHIBIT "A"
To
Warranty Deed

FROM: Clara C. Wood

TO: HR Properties of Tennessee

State of ~~Tennessee~~ D.T. Virginia
County of ~~Davidson~~ D.T. Arlington

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Elizabeth Rather Gorman

Elizabeth Rather Gorman, Affiant

Sworn to and subscribed before me this 20th day of May, 2020.

DFoster

Notary Public

My Commission Expires: 04-30-2029

DEATRICK FOSTER
Notary Public
Commonwealth of Virginia
Registration No. 00355379
My Commission Expires Apr 30, 2029