Karen Johnson Davidson County
Batch# 1424652 DEEDWARR
05/22/2026 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260522-0047098

WARRANTY DEED

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00.

Affiant

Subscribed and sworn to me on 05/18/26.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kelly J Floyd and Jane B. Floyd 521 Summit Oaks Ct. Nashville, TN 37221	New Owner	128 16 0B 054.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Catherine Wooley, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kelly J. Floyd, an unmarried woman and Jane B. Floyd, an unmarried woman, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Phase Three, Summit Oaks, a Planned Unit Development, of record in Instrument No. 20050315-0028141, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Catherine Wooley, unmarried, by Warranty Deed from Thomas G. Lightsey and wife, Nancy C. Lightsey, dated August 31, 2023, and recorded September 5, 2023, in Instrument No. 20230905-0069215, in the Register's Office for Davidson County, Tennessee.
>
> This is Improved property known as 521 Summit Oaks Ct., Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/ she is lawfully seized 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; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 our hands on 05/18/26.

Catherine Wooley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/18/26, before me personally appeared Catherine Wooley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 05/18/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Certificate of Authenticity

for Electronically Filed Document

I, Amy Fredrickson, 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).

Date: 5/22/2026

Affiant Signature

State of Tennessee)

)

County of Williamson)

Sworn to and subscribed before me this 22nd day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2028