Prepared by:
~~Record and Return To:~~
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

B-JMR-26-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson
Batch # 1426314
05/28/2026 09:42:52 AM
Fees: $13.00 Taxes: $9,805.00

Davidson County
DEEDWARR
2 pgs

20260528-0048321

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Nicholas Gordon and Jane Gordon	New Owner	
(NAME)	(NAME)	**159 02 0 058.00**
209 Woodford Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINA LEIGH CARTER AND JOSEPH ROBERTS, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS GORDON AND JANE GORDON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of HOUND'S RUN of record in Plat Book 6900, Pages 167-171, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christina Leigh Carter and Joseph Roberts, III, by Warranty Deed from Zachary Maloy and Jennifer Maloy, of record in Instrument No. 20150707-0065508, in the Register's Office of Davidson County, Tennessee, dated May 04, 2015 and recorded on July 07, 2015.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOUND'S RUN, as recorded in Plat Book 6900, Page(s) 167-171.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7079, Page 995 and Affidavit recorded in Book 7238, Page 736 and as amended in Book 11719, Page 845; Instrument No. 20060206-0014746 and Architectural Rules, Regulations and Guidelines recorded in Instrument No. 20220613-0067069.
- Easement recorded in Book 7430, Page 183; Book 7474, Page 695; Book 8119, Page 535; Book 8119, Page 538 and Book 8855, Page 988.
- Charter for Hound's Run Homeowners' Association, Inc., recorded as Book 7253, Page 992.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Woodford Pl, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26 DAY OF MAY, 2026.

Christina Leigh Carter

Joseph Roberts, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA LEIGH CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH ROBERTS, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212