Prepared by, and after
Recording Return To:
David Wood
6205 Robin Hill Rd
Nashville, TN 37205
615 969 6903

Karen Johnson
Batch # 1436653
06/22/2026 03:43:28 PM
Fees: $23.00 Taxes: $2,220.00
Davidson County
DEEDWARR
4 pgs
20260622-0056145

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00. OATH FOR CONSIDERATION IS ON THE LAST PAGE.

_____ [Space Above This Line For Recording Data] _____

WARRANTY DEED

Map Parcel No.: 115 16 0 015.00

New Owner Address and send Tax Bills to:
David Hansford Wood and Jamie Mattoon Wood
6205 Robin Hill Rd
Nashville, Tennessee 37205

KNOW ALL PERSONS BY THESE PRESENTS that **Richard Hansford Wood, Jr.** and wife, **Sandra Hardwick Wood**, of 881 Van Leer Dr., Nashville, Tennessee 37220 ("Grantor"), for and in consideration of the sum of Three Hundred Eighty-Seven Thousand, Four Hundred Eighty and 66/100 Dollars ($387,480.66), the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do hereby transfer, grant, convey, and confirm unto **David Hansford Wood** and wife, **Jamie Mattoon Wood**, of 6205 Robin Hill Rd, Nashville, Tennessee 37205 ("Grantee"), as tenants by the entirety, and unto their heirs, successors, and assigns forever, a certain tract or parcel of land in Davidson County, Tennessee, more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Map of West Meade Farms Inc., Section E, of record in Book 1835, Page 70, Register's Office for Davidson County, Tennessee.

Lot No. 101 fronts 153.4 on the south side of Robin Hill Road and runs back 312.8 feet on the east line and 374.7 feet on the west line to a dead line which is a broken line, measuring 202.7 feet thereon.

Being the same property conveyed to Richard Hansford Wood, Sr. and wife, Martha Wood, (stated on the Deed as Marina Wood) by deed from Milton A. Klein and wife, Mai B. Klein, of record in Book 4265, Page 820, said Register's Office.

Martha Wood, a/k/a Marina Wood, died on April 27, 2007 and Richard H. Wood, Sr. died on December 23, 2014, property herein, passed to Richard H. Wood, Jr. and Joseph R. Wood by will and as the only heirs.

Being the same property that Joseph R. Wood quitclaimed his interest in the property herein to Richard Hansford Wood, Jr. and Sandra Hardwick Wood on March 26, 2015, by deed of record number 20150417-0034520, said Register's Office.

which currently has the address of 6205 Robin Hill Rd, Nashville, Tennessee 37205 ("Property Address").

TO HAVE AND TO HOLD the above-described property, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee, as tenants by the entirety, and unto their heirs, successors, and assigns forever.

And the said Grantor does hereby covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good, lawful right to sell and convey the same; that said land is free from all encumbrances, except as noted herein; and that Grantor will forever warrant and defend the title to the said property unto the said Grantee, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to any governmental zoning and subdivision ordinances or regulations in effect thereon, and to all easements, restrictions, conditions, and encumbrances of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 27th day of March, 2026.

Richard Hansford Wood, Jr.

Sandra Hardwick Wood

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Richard Hansford Wood, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the bargainor in the foregoing instrument, and that he executed the same for the purposes therein contained.

Witness my hand and official seal on this the 27th day of March, 2026.

Notary Public

My Commission Expires: 07/17/2027

ETHAN J. HILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 2027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sandra Hardwick Wood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the bargainor in the foregoing instrument, and that she executed the same for the purposes therein contained.

Witness my hand and official seal on this the 27th day of March, 2026.

Notary Public

My Commission Expires: 07/17/2027

ETHAN J. HILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 2027

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 600,000.00

Affiant David Wood

Subscribed and sworn before me, this 22ND day of June, 2026.

Notary

PHOENIX
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-08-2029
DAVIDSON COUNTY