Karen Johnson Davidson County
Batch# 1437547 DEEDWARR
06/24/2026 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $24,050.00
20260624-0056924

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.: 64253
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Laura L. Woodard Aaron Woodard 216 Belle Meade Blvd. Nashville, TN 37205	**New Owner**

TAX MAP PARCEL NUMBERS: 1160011900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$6,500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sloan Thomas and James Thomas, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron Woodard and Laura L. Woodard, husband and wife,** 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. 3 and the southerly 25 feet on lot No. 2 of Block "B" on the Plan of the Honeywood Subdivision of the Malone Estate, described together according to a survey by T. R. Sanford, Surveyor, dated December 18, 1961, as follows:

Beginning at a point in the easterly margin of Belle Meade Boulevard, the common corner of Lots Nos. 3 and 4; thence easterly with the line between said two lots 344 feet to a point, the common corner of Lots Nos. 3, 4, 14 and 15; thence northerly with the line between said Lots Nos. 3 and 15, and along a portion of the line between lots Nos. 2 and 16, 229 feet to a point 25 feet northerly from the common corner of Lot Nos. 2, 3, 15 and 16; thence westwardly 254.76 feet to a point in the easterly margin of said Boulevard, 25 feet northerly from the common corner of Lots Nos. 2 and 3; thence southerly with the easterly margin of said Boulevard 150 feet to the point of beginning.

BEING the same property conveyed to James Thomas and Sloan Thomas, husband and wife, by Warranty Deed from Sandra Ware Davis Owen, a 50% interest as tenant in common, Barbara Owen Smith, a 25% interest as tenant in common and Victoria Owen Klein, a 25% interest as tenant in common, dated June 8, 2015 and of record in Document No. 20150612-0056019, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026 and subsequent years; Easement for sanitary sewer to the City of Belle Meade of record in Book 5799, page 529, said Register's Office.

This is improved property, known as 216 Belle Meade Boulevard, Nashville, TN 37205

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 22nd day of June, 2026.

Sloan Thomas

James Thomas

State of Tennessee

County of Davidson

On this 22nd day of June, 2026 before me the undersigned authority, personally appeared Sloan Thomas and James Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

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: $6,500,000.00.

Affiant

Sworn and subscribed before me this 22 day of June, 2026.

Notary

My Commission Expires: _____

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Alli Pinkston, 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 **June 22, 2026**.

Date

Alli P

Affiant Signature

6/23/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

