THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1157-JC

Name and Address of New Owner:
Maggie McMurtray Carlton and Gary Curtis Carlton
507 Doral Country Drive
Nashville, TN 37221-2605

Karen Johnson Davidson County
Batch # 1438118 DEEDWARR
06/25/2026 10:09:27 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260625-0057367

Send Tax Bills To:
Maggie McMurtray Carlton and Gary Curtis Carlton
507 Doral Country Drive
Nashville, TN 37221-2605

Map & Parcel No: 142 06 0D 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Penny Egel Woody and Michael C. Woody, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maggie McMurtray Carlton and Gary Curtis Carlton, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of the Plan of DORAL COUNTRY VILLA CONDOMINIUMS, SECTION VII, of record in Plat Book 5200, Page 223, Register's Office for Davidson County, Tennessee, the part hereby described being Unit No. 13A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to DORAL COUNTRY VILLA CONDOMINIUMS, SECTION VII, as of record in Book 5532, Page 727, as amended in Book 5623, Page 252 said Register's Office.

Being the same property conveyed to Penny Woody and Michael D. Woody, wife and husband (Penny Woody is also known as Penny Egel Woody), by Warranty deed from Lara Kirby Key, married, of record in Instrument No. 20170712-0070126, in the Register's Office of Davidson County, Tennessee, dated July 10, 2017 and recorded on July 12, 2017.

Being the same property conveyed to Penny Egel Woody, by Quitclaim deed from Michael Woody, of record in Instrument No. 20180706-0065526, in the Register's Office of Davidson County, Tennessee, dated July 5, 2018 and recorded on July 6, 2018.

Michael C. Woody, joins this conveyance to convey any and all martial interest, right or title to said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **507 Doral Country Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of June, 2026.

_____(SEAL)
Penny Engel Woody

_____(SEAL)
Michael C. Woody

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Penny Egel Woody and Michael C. Woody, wife and husband**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, the 12th day of June, 2026.

_____
Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-21-2030

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$325,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this the 12th day of June, 2026.

Notary Signature

My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028