Karen Johnson Davidson County
Batch# 1438231 DEEDWARR
06/25/2026 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $573.50
20260625-0057541

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DAKOTA HARVEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-26-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eliene Dias Dos Santos	New Owner	004-00-0-168.00
(NAME) 345 Dade Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/we Zara Roe, unmarried hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Eliene Dias Dos Santos, married hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, as described according to an unrecorded survey made by John D. Sprouse, Surveyor, dated May 21, 1990, as follows:

BEGINNING at an iron pin in the southwesterly margin of Huffman Road, said iron pin being the most northerly corner of this tract of land, said iron pin being S 51 deg. 15' 17" E, 200.00 feet from an iron pin marking the southeast corner of Barry F. Wooden, et ux, appearing of record in Deed Book 7425, Page 41, in the R.O.D.C.T., being the northerly corner of Cecil Ray Wooden and continuing as follows: thence from the point of beginning leaving said margin of road with a new line S 27 deg. 52' 35" W, 523.81 feet to an iron pin being the most westerly corner of this tract of land; thence S 80 deg. 14' 59" E, 716.54 feet to an iron pin in said margin of road being the southeast corner of this tract of land; thence with the margin of said road N 17 deg. 37' 02" E, 58.27 feet; thence N 3 deg. 36' 40" E, 62.80 feet; thence N 16 deg. 71' 26" W, 24.38 feet to an iron pin being the northeast corner of Steven C. Wooden, et ux, appearing of record in Deed Book 6033, Page 651, in the R.O.D.C.T.; thence continuing with said margin of road N 17 deg. 52' 07" W, 70.35 feet; thence N 45 deg. 05' 06" W, 81.63 feet; thence N 51 deg. 15' 17" W, 508.41 feet to the point of beginning, containing 5.275 acres, more or less, as surveyed by John D. Sprouse, License No. 957, dated May 21,1990.

Being part of the same property conveyed to Cecil Ray Wooden and wife, Zara Maxine Wooden by Deed from Douglas Wooden and wife, Era Wooden, Walter Fred Wooden (unmarried), Lorene Wooden Gull and husband, Walter J. Gull, Ruth Wooden Beal (unmarried), Dorris Wooden, Floyd Wooden and wife, Wilma June Wooden, dated 07/31/1977, of record in Book 5178, Page 708, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Steven Clay Wooden and wife, Connie Sue Wooden by Deed from Cecil Ray Wooden and wife, Zara Maxine Wooden, dated 04/04/1983, of record in Book 6033, Page 651, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Earl J. Porter, Jr., Trustee by Partition Deed from Cecil Ray Wooden and wife, Zara Maxine Wooden and Steven Clay Wooden and wife, Connie Sue Wooden. dated 08/20/1990, of record in Book 8194, Page 230, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven Clay Wooden and wife, Connie Sue Wooden by Quitclaim Deed from Eddie Ray Wooden, dated 08/20/1996, of record in Book 10162, Page 957, Register's Office for Davidson County, Tennessee.

The said Steven Clay Wooden and Connie Sue Wooden divorced. The said Connie Sue Wooden conveyed her interest in subject premises to Steven Clay Wooden by Quitclaim Deed dated May 8, 2013 and filed of record in Instrument 20130510-0047265, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven Clay Wooden by Quitclaim Deed from Connie Sue Wooden, dated 05/08/2013, of record in Instrument 20130510-0047265, Register's Office for Davidson County, Tennessee.

Steven Clay Wooden is now deceased, having died on or about January 27, 2014. Pursuant to the Probate Division of Davidson County, Docket No. 14P-244, Zara Roe was appointed Administrator for the Estate of Steven C, Wooden. Zara Roe, Administrator for the Estate of Steven C. Wooden conveyed subject premises to Cecil Clay Wooden and Melissa K. Vaughn by Administrator's Deed dated September 1, 2015 and filed of record in Instrument 20150930-0099529, Register's Office for Davidson County, Tennessee. (Steven Clay Wooden and Steven C. Wooden, being one and the same person)

Being the same property conveyed to Cecil Clay Wooden and Melissa K. Vaughn by Quitclaim Deed from Zara Roe, Administrator for The Estate of Steven C. Wooden, dated 09/01/2015, of record in Instrument 20150930-0099529, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zara Roe by Quitclaim Deed from Melissa K. Vaughn, a 1/2 undivided interest, dated 12/22/2021, of record in Instrument 20230830-0067877, Register's Office for Davidson County, Tennessee.

The said Cecil Clay Wooden died intestate on 08/12/2023, leaving the said Connie Sue Wooden as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

Being the same property conveyed to Zara Roe by Quitclaim Deed from Connie Sue Wooden, a 1/2 undivided interest, dated 07/24/2025, of record in Instrument 20250725-0058985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 8451 Sycamore Creek Road, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 18th day of June, 2026.

Zara Roe

State of Tennessee
County of Sumner

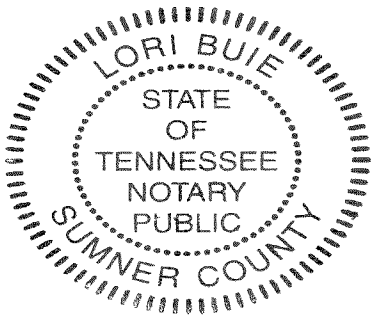
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zara Roe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of June, 2026.

Lori Buie

Notary Public:
My Commission Expires: 6/29/27

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148



CERTIFICATE OF AUTHENTICITY

I, Tammy Morris do hereby make oath that I am a licensed attorney and/or 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 6/18/26.

Affiant
Date: 6/25/26

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 25 day of June, 2026.

Notary Public

My Commission Expires: _____

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027