**Prepared By & Return To:**
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0150

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of June, 2026

Rachel Marie Collins
Notary Public

Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Woodard East Developments, LLC<br>196 Mountain Rest CT SE<br>Mableton, GA 30126 | New Owner | 061-07-0-190.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Teresa H. Choi, an unmarried woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Woodard East Developments, LLC, a Georgia Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 20, Block "A", on the map of Broadmoor, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Teresa H. Choi by Quitclaim Deed from Mark A. Campbell and wife, I-Pun Campbell, dated 12/17/2009 and recorded 12/22/2009 in Instrument No. 20091222-0116363, Register's Office for Davidson County, Tennessee.
BEING the same property previously conveyed to Mark A. Campbell and wife, I-Pun Campbell by Warranty Deed from Terry Mikel Lee, Jr. and wife, Sharon Gail Lee, dated 5/30/1995 and recorded 6/12/1995 in Book 9697, Page 412, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1019-A Maplewood Place, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the



Karen Johnson Davidson County
Batch# 1438691 DEEDWARR
06/26/2026 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260626-0058205

lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of June, 2026.

Teresa H. Choi

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa H. Choi** 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 and official seal at Hendersonville, Tennessee this 24th day of June, 2026.

Kim Graves
Notary Public
My Commission Expires: 8-1-28

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)

I, Kirsten Virden, 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 06/24/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 06/24/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

