Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554576

Karen Johnson
Batch # 1438803
06/29/2026 09:14:00 AM
Fees: $13.00 Taxes: $8,861.50

Davidson County
DEEDWARR
2 pgs

20260629-0058395

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,395,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Randall Woodward and Lillian Woodward 113 Dunham Springs Lane Nashville TN 37205	New Owner	Tax Parcel ID No. 116-01-0A-007.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth A. Todd and Robert Todd, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Randall Woodward and Lillian Woodward, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Plan of Dunham Springs Residential PUD, of record in Plat Book 6250, page 936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELIZABETH A. TODD AND ROBERT TODD, HUSBAND AND WIFE, by deed from WILLIAM M. WARFIELD, TRUSTEE OF THE JANET B. WARFIELD FAMILY TRUST U/A/D DECEMBER 24, 2012, of record in Instrument No. 20160517-0049064, dated May 16, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 116-01-0A-007.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 936, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6875, page 530 and amended in Instrument No. 20080707-0069889, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4462, page 147 and Book 6380, page 360, said Register's Office.

This is improved property located at 113 Dunham Springs Lane Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2026.

Elizabeth A. Todd

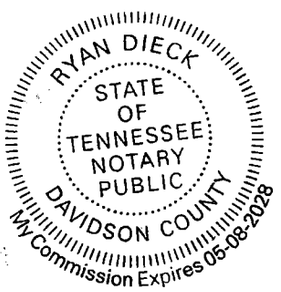
Robert Todd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth A. Todd and Robert Todd, 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 25th day of June, 2026.

Notary Public



My Commission Expires: _____