Karen Johnson Davidson County
Batch# 1443958 DEEDWARR
07/10/2026 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20260710-0062492

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.: 64535
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Lane Carlton Emily Claire Everett 127 Holly Forest Nashville, TN 37221	JPMorgan Chase Bank, N.A. 3415 Vision Dr. Columbus, OH 43219

TAX MAP PARCEL NUMBERS: 142080A03600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane Brown Woody**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Lane Carlton and Emily Claire Everett, 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:**

A Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 36 of Coronada Town Home Condominiums, Phase I, a horizontal proeprty regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, page 26, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Michael L. Woody and spouse, Diane Brown Woody, by Warranty deed from Sharon L. Reesor, a single person, dated June 24, 1994 and recorded on June 27, 1994, of record in Book 9389, page 168, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated October 22, 2018, recorded November 8, 2018, of record in Inst No. 20181108-0010800, said Register's Office, subject property was conveyed to Michael L. Woody. The said Michael L. Woody, a single person, conveyed subject property to Diane Brown Woody by Quitclaim deed dated January 4, 2022, recorded January 5, 2022, of record in Inst. No. 20220105-0002120, said Register's Office, reserving a life estate. The said Michael L. Woody has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, page 26, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 4901, page 679, amended in 5202, page 329, Book 5306, page 241, Book 5522, page 675,

Book 5869, page 269, By Laws in Book 4901, page 702, amended in Inst. No. 20100304-0016850, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Coronada Condominium Association, Inc., of record in Book 4902,page 938, amended in Book 6132, page 118, book 7644, page 733, said Register's Office; Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7173, page 324, said Register's Office; Easement to Comcast of Nashville, I, LLC, of record in Inst. No. 20130118-0006281, said Register's Office; Easement to Bell South Mobility of record in Book 9045, page 954, said Register's Office; Agreement with Sprint Spectrum, L. P. of record in Book 10237, page 775, and Memorandum of Lease Agreement to STC Five, LLC, of record in Inst. No. 20100419-0029232, said Register's Office; Memorandum of Lease to Bell South Mobility, Inc., of record in Book 9011, page 741, said Register's Office and Memorandum of Lease to New Cingular Wireless, PCS, LLC, of record in Inst. No. 20100330-0023625, said Register's Office; Lease Agreement to Nashville Cellular of record in Book 7114,page 409, and Book 7261, page 577, and Memorandum of Lease to BellSouth Mobility of record in Book 9011, page 741, and Memorandum of Lease to Crown Castle GT Company, LLC, of record in Inst No. 20060607-0067801 and Inst. No. 20100419-0029233, said Register's Office.

This is improved property, known as 127 Holly Forest, Nashville, TN 37221

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 6 day of July, 2026.

Diane Brown Woody

Diane Brown Woody

State of Florida

County of Palm Beach

On this 6 day of July, 2026 before me the undersigned authority, personally appeared Diane Brown Woody, 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.

Nancy L Mazza

Notary

My Commission Expires: 11-12-2026

NANCY L MAZZA
Notary Public - State of Florida
Commission # HH 301838
My Comm. Expires Nov 12, 2026
Bonded through National Notary Assn.

State of ~~Tennessee~~ FLORIDA

County of Davidson Palm Beach

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Diane Woody
Affiant

Sworn and subscribed before me this 6 day of July, 2026.

Nancy L Mazza
Notary

My Commission Expires: 11-12-2026

NANCY L MAZZA
Notary Public - State of Florida
Commission # HH 301838
My Comm. Expires Nov 12, 2026
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 7/6/2026 (**date of document**).

Affiant Signature

7/8/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 8th day of July, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029