Karen Johnson Davidson County
Batch# 1449684 DEEDWARR
07/21/2026 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260721-0065738



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2026.

Notary Public
My commission expires: 9-21-27

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Ian Davis **Erin Davis**	**TBD** First Bank	**098130A02000CO**
4801 Cape Hope Pass	722 Columbia Ave	
Hermitage, TN 37076	Franklin, TN 37064	

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 ACKNOWLEDGE, WE,

Jeremy L Woods and Tashaye Byrdsong-Woods, husband and wife.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ian Davis and Erin Davis, wife and husband.

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, New Hope Point, Phase One, Section Three, of record in Book 9700, Page 480, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jeremy L Woods and Tashaye Byrdsong-Woods, husband and wife, by Warranty Deed from Jeffrey Richard Piciacchia, unmarried, dated October 23, 2015, of record in Instrument No. 20151027-0109103, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Common Area Quitclaim Deed of record in Instrument No. 20000607-0056880, said Register's Office.

Joint Fence Easement and Maintenance Agreement of record in Instrument No. 20000621-0061593, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4801 Cape Hope Pass, Hermitage, TN 37076.

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 do 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 in 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

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.

Jeremy L Woods Date: 7/8/26

Jeremy L Woods

Tashaye Byrdsong-Woods Date: 7/8/26

Tashaye Byrdsong-Woods

STATE OF IN

COUNTY OF Marion

Personally appeared before me, a Notary Public of said County and State, Jeremy L Woods and Tashaye Byrdsong-Woods, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of July, 2026.

Tasha R. Law-Jones

NOTARY PUBLIC

My Commission Expires: 2/24/2029

SEAL

Tasha R Law-Jones
Notary Public, State of Indiana
Marion County
Commission Number NP0731949
My Commission Expires
2/24/2029

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 July 8, 2026.

July 17, 2026

R. HOUSTON AKIN DATE

MOCKINGBIRD TITLE & ESCROW, LLC

611 WOODLAND STREET

NASHVILLE, TN 37206

(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)

County of Davidson)

Sworn and subscribed before me on this 17 day of July, 2026.

Notary Public:

My Commission Expires: 11-18-2029