Karen Johnson Davidson County
Batch # 1453099 DEEDWARR
08/03/2026 09:35:26 AM 2 pgs
Fees: $13.00 Taxes: $14,060.00
20260803-0070990

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

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

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (LM) Title No.: 64525
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jones Tennessee Community Property Trust 617 Westover Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13002017600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Edge Woodward, Trustee of the Sarah Edge Woodward Revocable Trust under Agreement dated September 25, 2024**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Richard L. Jones and Julie C. Jones, Co-Trustees of the Jones Tennessee Community Property Trust, 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:**

Land in Davidson County, Tennessee, being Lot no. 15 on the Plan of Resubdivision of Lots 14 and 15 Golf and Country Club Land Company's Subdivision of record in Book 8250, page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Geoffrey Woodward and Sarah Woodward, husband and wife, by Warranty Deed from Steve G. Fridrich, married and Phyllis Fridrich, dated January 31, 2017, and recorded on February 6, 2017, of record in Instrument no. 20170206-0012232, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated May 14, 2024, recorded on May 15, 2024, of record in Instrument No. 20240515-0035963, said Register's Office, subject property was conveyed to Sarah Woodward pursuant to Final Decree of Divorce, Docket No. 21D825, in the Circuit Court for Davidson County, Tennessee. Subject property was further conveyed to Sarah Edge Woodward, Trustee of the Sarah Edge Woodward Revocable Trust under Agreement dated September 25, 2024.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, page 414, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 617 Westover Drive, Nashville, TN 37205

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 30th day of July, 2026.

Sarah Edge Woodward Revocable Trust under Agreement dated September 25, 2024

By: Sarah Edge Woodward, Trustee
Sarah Edge Woodward, Trustee

State of Tennessee

County of Davidson

On this 30th day of July, 2026, before me the undersigned authority, personally appeared Sarah Edge Woodward, Trustee of the Sarah Edge Woodward Revocable Trust under Agreement dated September 25, 2024, 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.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,800,000.00.

Affiant

Sworn and subscribed before me this 30th day of July, 2026.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026