This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO:
ADDRESS NEW OWNER:
TMS Partners

Karen Johnson Davidson County
Batch # 1459300 DEEDWARR
08/13/2026 11:29:11 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20260813-0075346

MAP 118-13-116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Baker Woodroof and wife, Karen Woodroof** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **TMS Partners, a Tennessee General Partnership**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section Two, Leawell of record in Book 2083, page 56, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to the Baker Woodruff and wife, Karen Woodruff, by deed from Heather K. Woodroof Goodridge and husband Dave Goodridge, of record in Instrument No. 20161114-0119914, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 951 Caldwell Lane, Nashville, Tennessee 37204.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

> Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
> Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 1450, page 261; Book 1915, page 135 and Book 2195, page 257 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
> Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2083, page 56, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, its successors and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 12th day of August, 2026.

Baker Woodroof

Karen Woodroof

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Baker Woodroof and wife, Karen Woodroof**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of August, 2026.

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $750,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of August, 2026.

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

NOTARY PUBLIC
My Commission Expires: