Karen Johnson Davidson County
Batch# 1459692 DEEDWARR
08/14/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20260814-0076114

Warranty Deed

JODI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $690,000.00 Affiant Subscribed and sworn to before me, this the 10th day of August, 2026. Notary Public My commission expires: 10/4/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gordon Woods	New Owner(s)	083-05-0-372.00
804 North 14th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW PHILIP MADDOX AND TAYLOR ERIN SOCKWELL NKA TAYLOR SOCKWELL MADDOX, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GORDON WOODS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 parts of Lot Numbers 4 and 5 on the corrected Plan of T.P. Weakley's Subdivision of record in Book 421, Page 50, Register's Office for Davidson County, Tennessee.

Beginning on the Easterly margin of North 14th Street, formerly Tulip Grove Avenue, at the point 72.0 feet Southerly from the Southeast corner of said Street and Franklin Avenue; thence Easterly and parallel with the Southerly margin of Franklin Avenue, 111.0 feet; thence Southwardly parallel with and 34.2 feet Easterly from the diving line between said two lots, 70 1/2 feet; thence Westwardly and parallel with the first line, 124.6 feet to the Easterly margin of 14th Street; thence with the Easterly margin of said Street; Northwardly 74 1/2 feet to point of beginning.

Being the same property conveyed to Andrew Philip Maddox and Taylor Erin Sockwell, Husband and Wife by Warranty Deed from Andrew Arehart of record in Instrument No. 20201218-0150189 Register's Office for Davidson County, Tennessee, dated December 16, 2020 and recorded on December 18, 2020. Taylor Erin Sockwell being now known as Taylor Sockwell Maddox.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 804 North 14th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2026.

Andrew Philip Maddox

Taylor Sockwell Maddox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Philip Maddox and Taylor Sockwell Maddox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2026.

Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of August, 2026.

Affiant Signature
Date 8/10/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 10/4/27

