Karen Johnson Davidson County
Batch# 1460079 DEEDWARR
08/17/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,357.75
20260817-0076581

Warranty Deed

APRIL SUMRALL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-25	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $907,500.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2026. Notary Public My commission expires: 12/19/25

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:
Nicholas Reid Hood and Mary Corrine Hood	Truist Bank	072-07-0-393.00
3111 Oxford Street	1001 Semmes Avenue	
Nashville, TN 37216	Richmond, VA 23224	

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, **HELEN WALLACE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS REID HOOD AND MARY CORRINE HOOD, HUSBAND AND WIFE**, 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 Lot No. 1 on the Plan of Resubdivision of a portion of Lots 62 and 63, The Map of Kenmore Place of record in Plat at Instrument No. 20041115-0136949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Helen Wallace and Ross Welbon, wife and husband by Warranty Deed from Whitney Riddell and Jeremy Ellman, wife and husband of record in Instrument No. 20201028-0125317 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 28, 2020.

Being the same property conveyed to Helen Wallace, unmarried by Quitclaim Deed from Ross Welbon, unmarried of record in Instrument No. 20210929-0131188 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on September 29, 2021.

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 3111 Oxford Street, Nashville, TN 37216, 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 31st day of July, 2026.

HW

Helen Wallace

STATE OF Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Helen Wallace, 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 30th day of July, 2026.

Notary Public

My Commission Expires: 12/17/2026

Official Seal
SENA MAE CROSS
Notary Public, State of Illinois
Commission No. 995605
My Commission Expires December 17, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 31. 2026

Affiant Signature

6th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

