Karen Johnson Davidson County
Batch # 1462099 DEEDWARR
08/20/2026 08:09:03 AM 4 pgs
Fees: $23.00 Taxes: $3,496.50
20260820-0077369

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

# GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Number(s): |
|---|---|---|
| Verai Goodlettsville LLC<br>503 Fall Creek Circle<br>Goodlettsville, Tennessee 37072 | New Owner(s) | 025-04-0-098.00 |

FOR AND IN CONSIDERATION of the sum of Nine Hundred Forty-Five Thousand and 00/00 Dollars ($945,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES L. WOODEN, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto VERAI GOODLETTSVILLE LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Subject Property is improved property known as 211 South Main Street, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference. The Subject Property has never served as the Grantor's marital residence.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds himself and his heirs, successors and assigns, to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

*<Signatures and notary acknowledgments appear on the following pages.>*

IN WITNESS WHEREOF, the undersigned has hereunto set his duly-authorized signature, this 14th day of August, 2026.

**GRANTOR:**

JAMES L. WOODEN

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, Rachel L Hardaway the Undersigned Notary Public of said County and State, personally appeared JAMES L. WOODEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Goodlettsville, Tennessee, this 14th day of August, 2026.

Notary Public

My Commission Expires: APR 21 2030

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE )

COUNTY OF Davidson )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Nine Hundred Forty-Five Thousand and 00/100 Dollars ($945,000.00).

Mansi Patel

AFFIANT

Sworn to and subscribed before me, this 14 day of August, 2026.

Notary Public

My Commission Expires: APR 21 2030

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

## EXHIBIT A

## DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 7, as shown on the map entitled Swift and Jones Tract, Goodlettsville, as re-surveyed by Z. J. Wilkinson, Surveyor, December 12, 1955, not of record, and being more particularly described as follows:

BEGINNING at an iron pin on the Westerly side of Dickerson Pike at the Northeast corner of Lot No. 6; thence following said Dickerson Pike North 3° 51' West 96.5 feet to a point; thence South 89° 47' West 257.7 feet to an iron pin; thence South 43° West 139.55 feet to an iron pin; thence North 87° 47 East 370.4 feet to the point of beginning.

BEING the same property conveyed to JAMES L. WOODEN, by deed from JOHN W. HAMPTON, JR., HARRY DENNIS VAN SLYKE, AND JOSEPH A. KOLODZIEJSKI, of record as Instrument No. 20191001-0099989, dated September 24, 2019, said Register's Office.

## EXHIBIT B

## EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4363, page 121, said Register's Office.

3. Drainage Easement(s) set forth in deed of record as Instrument No. 20200924-0109533, said Register's Office.