Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3289

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of August, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1462565 DEEDWARR
08/21/2026 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20260821-0077906

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Edward Wood and Danielle Evrenson Wood 5541 Traceside Drive Nashville, TN 37221	Cornerstone Financial Credit Union 1701 21st Avenue South Nashville, TN 37212	155-16-0A-020-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Harriet Hudson FKA Harriet Hughes, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Edward Wood and Danielle Evrenson Wood, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 139 on the Plan of a Resubdivision of Traceside, Section One, of record in Book 7900, Page 946, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof. Description is the same as in the previous deed of record.

BEING the same property conveyed by Warranty Deed from Eric Iseldyke and Crystal Iseldyke, husband and wife to John D. Hughes, Jr. and Harriet Hughes, husband and wife, recorded May 1, 2015, as Instrument No. 20150501-0039127 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from John D. Hughes, Jr. to Harriet Hughes, a married woman, recorded June 18, 2015, as Instrument No. 20150618-0058203 in Davidson County, Tennessee Register of Deeds.

Final Divorce Decree filed of record in Docket No. 14D2345, in the Third Circuit Court of Davidson County, Tennessee at Nashville.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5541 Traceside Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14 day of August, 2026.

Harriet Hudson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14 day of August, 2026, before me personally appeared Harriet Hudson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of August, 2026.

Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/14/26.

Affiant Signature – Joshua A. Terry

8/18/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/18/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON