RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1464381 DEEDWARR
08/26/2026 10:45:03 AM 2 pgs
Fees: $13.00 Taxes: $255.30
20260826-0078942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF [illegible], 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLDEN L. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT 03, 2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Woodard II	Kenneth Woodard II	
(NAME)	(NAME)	
515 Basswood Ave., R#152	4420 Curtiswood Circle	090 11 0A 152.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **SEAN GREGORY MCDONALD AND JACQUELINE ANN MCDONALD, CO-TRUSTEES OF THE MCDONALD FAMILY TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH WOODARD II, MARRIED,** 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 Units 152 ROCK HARBOR CONDOMINIUMS, as established under Master Deed of record in Book 6153, Page 421 as restated in Book 6162, Page 251 and amended in Book 7369, Page 206, and Amendment to Bylaws recorded in Book 6896, Page 661, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to The McDonald Family Trust, Sean Gregory McDonald and Jacqueline Ann McDonald, Trustees, as tenants by the entirety by Quitclaim Deed from Sean McDonald and wife, Jacqueline McDonald, of record in Instrument No 20220404-0038679, in the Register's Office of Davidson County, Tennessee, dated March 30, 2022 and recorded on April 04, 2022.

Being the same property conveyed to Sean McDonald and wife, Jacqueline McDonald, by Warranty Deed from Garndal Davis and wife Wilda Davis, of record in Instrument No 20140113-0003406, in the Register's Office of Davidson County, Tennessee, dated January 09, 2014 and recorded on January 13, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 515 Basswood Ave., R#152, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 24 day of August, 2026

THE MCDONALD FAMILY TRUST

BY: _____
SEAN GREGORY MCDONALD, CO-TRUSTEE

BY: _____
JACQUELINE ANN MCDONALD, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Sean Gregory McDonald and Jacqueline Ann McDonald,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Co-Trustees** of **The McDonald Family Trust**, the within named bargainor, a trust, and that they as **Co-Trustees** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as **Co-Trustees** of **The McDonald Family Trust.**

Witness my hand and official seal this 24th day of August, 2026.

Commission expires:

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03, 2029

_____
Notary Public

PM2026-1001