Karen Johnson Davidson County
Batch# 1470498 DEEDWARR
09/09/2026 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260909-0083538

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $340,000.00

Affiant Signature

Subscribed and sworn to before me on this the 3 Day of Sept, 26.

Notary Public
My Commission expires 4/29/30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
James E. Pate
1415 Hilltop Dr
Mount Juliet, TN 37122
SEND TAX BILLS TO:
James E. Pate
1415 Hilltop Dr
Mount Juliet, TN 37122

MAP AND PARCEL NUMBER: 16104014400

WARRANTY DEED
26NT01498

Effective the 3 Day of Sept, 26 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Joshua Kevin Wood

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

James E. Pate

The following described real estate in **Davidson County, Tennessee:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 95 feet on the Southerly side of Tusculum Road and extends back 329.2 feet on the East line and 345 feet on the West Line to a rear line measuring 98.1 feet thereon.

Included in the above described property but specifically excluded therefrom is the following described tract conveyed by Warranty Deed of record in Book 4220 Page 617 Register's Office for Davidson County, Tennessee:

A small strip of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, and described as follows, to wit:
Being part of Lot No. 3 on the Plan of Goodrich Heights, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 95 feet on the present Southerly margin of Tusculum Road and runs back South 1 degrees 35 minutes East 7 feet on the West line and South 1 degrees 35 minutes East 6.5 feet on the East line' to points on the new relocated Southerly margin of Tusculum Road on which it measures 95 feet thereon and containing 641 square feet, more or less.

Also the right for a drainage easement containing 1600 square feet, being 10 feet wide and 160 feet long lying parallel to the lot line between Lot Nos. 2 and 3 on said plan of Goodrich Heights and adjoining to the new relocated Southerly margin of Tusculum Road.

Being the same property conveyed to Joshua Kevin Wood from Margarita Nido, unmarried, by Warranty Deed dated 06/27/2019 and recorded 07/01/2019 in Instrument No. 20190701-0063387, Register's Office of said County.

This is an improved property commonly known as: 361 Tusculum Road, Nashville, TN 37211-6101

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the _____ day of _____, _____

Joshua Kevin Wood 09/03/2026 05:38 PM CDT

_____

Joshua Kevin Wood

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joshua Kevin Wood**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 09/03/2026 05:40 PM CDT

_____

Notary Public

My Commission expires: _____/_____/_____

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-3-26 (date of document).

Affiant Signature

9-3-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 of Sept, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027