Karen Johnson Davidson County
Batch# 1472235 DEEDWARR
09/14/2026 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260914-0085027

WARRANTY DEED

(SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-TL-1243-CP

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lily Elizabeth Woods	NEW OWNER	
(NAME)	(NAME)	**105 07 1B 119.00**
1243 Martin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SARAH E. PENDRICK, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LILY ELIZABETH WOODS, A SINGLE WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 119, THE SIX10 MERRITT CONDOMINIUM, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150924-0097122, amended in Instrument No. 20160831-0091430, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua J. Pendrick and Sarah E. Pendrick, Husband and Wife, by Warranty Deed from Six 10 Merritt, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170209-0013724, in the Register's Office of Davidson County, Tennessee, dated February 06, 2017 and recorded on February 09, 2017.

Further being the same property conveyed to Sarah E. Pendrick, married, by Quitclaim Deed from Joshua J. Pendrick and Sarah E. Pendrick, of record in Instrument No. 20240503-0032679, in the Register's Office of Davidson County, Tennessee, dated April 05, 2024 and recorded on May 03, 2024. The said Sarah E. Pendrick is one and the same as Sarah Elizabeth Pendrick. The said Joshua J. Pendrick is one and the same as Joshua James Pendrick

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MRS. C. H. HAGAN AND A. G. MERRITT'S SUBDIVISION OF BLOCKS I, J, K, L, M AND N OF MERRITT LANDS, as recorded in Plat Book 57, Page 76.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MRS. C. H. HAGAN AND A. G. MERRITT'S RE-SUBDIVISION OF BLOCKS I, J, K, L, M AND N OF MERRITT LANDS, as recorded in Plat Book 161, Page 49.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150924-0097122, as Amended in Instrument No. 20160831-0091430 and Amendment to Bylaws recorded in Instrument No. 20161118-0121689 and Assignment of Rights recorded in Instrument No. 20170426-0041062 and further Amendment to Bylaws recorded in Instrument No. 20240417-0027303.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150807-0079087 and Scrivener's Affidavit recorded in Instrument No. 20151005-0101050 and Amendment recorded in Instrument No. 20160601-0054729, Instrument No. 20161118-0121688 and Assignment and Assumption of Declarant's Rights recorded in Instrument No. 20191220-0131435 and further Amended in Instrument No. 20201029-0126130, Instrument No. 20201118-0136013 and Instrument No. 20240222-0012159.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151013-0104209.

* Easement for Public Street Right-Of-Way, recorded in Instrument No. 20151030-0110799.
* Easement for Right of Way, recorded in Instrument No. 20170717-0071454.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1243 Martin Street, Nashville. TN 37203.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th day of September, 2026.

Sarah E. Pendrick

Sarah E. Pendrick

Joshua J. Pendrick

Joshua J. Pendrick

***JOSHUA J. PENDRICK**, spouse of **SARAH E. PENDRICK**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **HE** may have in the above-described real property.*

STATE OF VIRGINIA
COUNTY OF NORFOLK

On this 10th day of September, 2026, before me personally appeared Sarah E. Pendrick, 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 10th day of September, 2026.

Dyani Meggett-Sowell

Notary Signature
My commission expires: 08/31/2027

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Dyani Meggett-Sowell
Electronic Notary Public
Commonwealth of Virginia
Commission #: 7812388
Commission Expires: 08/31/2027

STATE OF VIRGINIA
COUNTY OF NORFOLK

On this 10th day of September, 2026, before me personally appeared Joshua J. Pendrick, 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 10th day of September, 2026.

Dyani Meggett-Sowell

Notary Signature
My commission expires: 08/31/2027, 20___

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Dyani Meggett-Sowell
Electronic Notary Public
Commonwealth of Virginia
Commission #: 7812388
Commission Expires: 08/31/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 September 10, 2026

Affiant Signature

September 10, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10 day of September, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

202609140085027