Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1474517 DEEDWARR
09/17/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $10,360.00
20260917-0086559

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2026.

Notary Public

My commission expires:_____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Albert and Emily Albert	**New Owner**	**145-00-0-150.00**
1810 Tyne Boulevard		
Nashville, TN 37215		

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, WE,

Stephen F. Wood and Joyce Wood, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Albert and Emily Albert, 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. 4, on the Revised Final Plat of Lot 1, Goose Hill Subdivision & Lot 4, 1st Revision Crow Subdivision, of record in Instrument No. 20260807-0073004, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the property conveyed to Stephen F. Wood and wife, Joyce Wood, by Quitclaim deed from Stephen F. Wood, dated December 1, 2016 and filed for record recorded in Instrument No. 20161205-0127342, Register's Office for Davidson County, Tennessee and also being the same property conveyed to Stephen F. Wood and wife, Joyce Wood by Quitclaim Deed from Warner Jones, Trustee of the 1800 Tyne Blvd Trust dated November 10, 2020 and filed for record in Instrument No. 20260915-0085591, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20030919-0139286, and in Instrument No. 20260807-0073004, Register's Office for Davidson, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1810 Tyne Boulevard, Nashville, TN 37215.

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 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 this 16th day of September 2026.

Stephen F. Wood by Joyce Wood, his Attorney-In-Fact

Joyce Wood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joyce Wood, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of September, 2026.

Notary Signature

My commission expires: 10-21-26

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joyce Wood, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Stephen F. Wood, for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Stephen F. Wood, and is authorized by Stephen F. Wood, to execute this instrument on his behalf.

Witness my hand, at office, this 16 day of September, 2026.

Notary Signature

My commission expires: 10-21-26

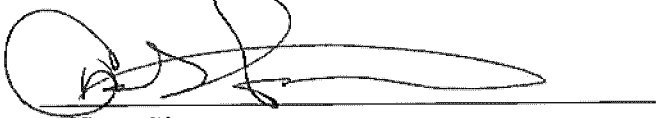
A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 26-134

Certificate of Authenticity

I, CASSANDRA LAHOUTI, 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 **09/16/2026**.

Date



Affiant Signature

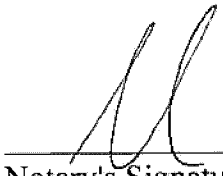
09/16/2026

Date

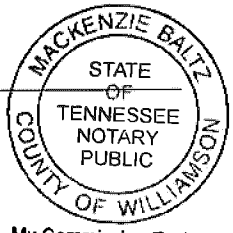
State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16** day of **September**, 20**26**.



Notary's Signature



My Commission Expires: My Commission Expires November 14, 2029

Date

Notary's Seal (if on paper)