Karen Johnson Davidson County
Batch# 1481107 DEEDWARR
10/07/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20261007-0092123

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Summer Warl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF October 2026.

Brittney Clark
Notary Public

MY COMMISSION EXPIRES: 08 · 18 · 2030
(AFFIX SEAL)

BRITTNEY L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthem Doolan and Ana Cruz	Same	
(NAME)	(NAME)	092-05-0-235.00
919 A 31st Ave N	Same	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Same	
(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, **Wootson Enterprises, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ANTHEM DOOLAN, A SINGLE PERSON AND ANA CRUZ, A SINGLE PERSON, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**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 the Davidson County, Tennessee, being Lot Number 17, of Block No. 27 on the Map of Fisk University Place of record in Plat Book 421, Pages 4 and 5, 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 a portion of the same property conveyed to Wootson Enterprises, LLC, a Tennessee Limited Liability Company by Warranty Deed from Creative REI, LLC of record in Instrument No. 20220914-0102572 Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 14, 2022.

Being a portion of the same property conveyed to Wootson Enterprises, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Wootson Enterprises, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220919-0103976 Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 19, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 919A 31st Avenue North, Nashville, TN 37209

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 2nd day of October, 2026.

Wootson Enterprises, LLC, a Tennessee
Limited Liability Company

By: Denise McGuire, Authorized Signor
Denise McGuire, Authorized Signor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a notary public of the state and county mentioned, personally appeared (via audio/video communication) Denise McGuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of Wootson Enterprises, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Wootson Enterprises, LLC as Authorized Signor.

Witness my hand and seal, at office this 2nd day of October, 2026.

Notary Signature

My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

TRUE COPY CERTIFICATION

I, Dana Robertson, 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 10/02/2026.

10/02/26

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 2 day of October, 2026.

Notary's Signature

My Commission Expires: 9-15-29

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY