

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19030003

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Karakranz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF March, 20 19.

NOTARY PUBLIC

My Commission expires: 1.10.21

Address of New Owner
Kenneth S. Wood
Elizabeth B. Wood
4252 Pond Creek Road
Pegram, TN 37143

Send Tax Bills To:
Same

Tax Information:
099-00-0-008.00

Karen Johnson Davidson County
Batch# 205607 DEEDWARR
03/13/2019 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $247.90
20190313-0023270

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paula Mimms, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kenneth S. Wood and Elizabeth B. Wood, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 of the S.L. Lewis property described according to a survey of John B. Bates, dated 4-20-77, as follows:

Beginning at an iron pin in the easterly margin of Pond Creek Road, 1400 feet more or less south of a culvert under the Road; thence North 87 degrees 30' East 1100.00 feet to an iron pin; thence South 1 degree 00' West 200 feet to an iron pin; thence South 87 degrees 30' West 1100.00 feet to an iron pin in the easterly margin of Pond Creek Road; thence North 1 degree 00' East 200 feet to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Malcolm Mimms by Warranty Deed from John Guidry and wife, Carmen G. Guidry, dated 10/04/2001 and recorded on 10/09/2001 in Instrument No. 20011009-0109825, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Malcolm L. Mimms, Sr. and wife, Paula Mimms, by Quitclaim Deed from Malcolm Mimms dated 05/07/2013 and recorded on 05/08/2013 in Instrument No. 20130508-0046699, Register's Office for Davidson County, Tennessee. The said Malcolm L. Mimms, Sr. having since died on or about August 12, 2015 leaving Paula Mimms the surviving tenant by the entirety.

**Malcolm L. Mimms, Sr. and Malcolm Mimms are one and the same person.

This is property generally located:
4252 Pond Creek Road, Pegram, TN 37143

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Paula Mimms** has/have caused this instrument to be executed, this the 12 day of March, 2019.

Paula Mimms

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Paula Mimms,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 12 day of March, 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12th day of March, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY