Karen Johnson Davidson County
Batch# 258854 DEEDWARR
07/19/2019 09:27:30 AM 6 pgs
Fees: $33.00 Taxes: $2,497.50
20190719-0070780

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-060958

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ian Woodward-Smith and Amber Woodward-Smith	Ian Woodward-Smith and Amber Woodward-Smith	
(NAME)	(NAME)	
6001 Kenwood Drive	6001 Kenwood Drive	158-04-0-016.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK DAVID BOSS AND CATHERINE PARKS MCAFEE AND CLARENCE CARSON PARKS, III AND BENJAMIN RUTLEDGE PARKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN WOODWARD-SMITH AND AMBER WOODWARD-SMITH, 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. 506 on the Plan of Hillsboro Park, Section IX of record in Plat Book 2663, Page 97, 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 the same property conveyed to C. Carson Parks and wife, Gaile F. Parks by Warranty deed from James D. Connelly and wife, Edna C. Connelly of record in Book 4841, page 831, Register's Office for Davidson County, Tennessee, dated June 14, 1974 and recorded on August 8, 1974. And further, being the same property conveyed to Gaile F. Parks by Quitclaim deed from C. Carson Parks of record in Book 9844, page 593, Register's Office for Davidson County, Tennessee, dated October 27, 1995 and recorded on October 31, 1995.

The said Gaile F. Parks having since died on August 29, 2018. Last Will and Testament filed in the Circuit Court of Davidson County, Tennessee, Docket No. 18P1554 leaving the property to her heirs at law, Mark David Boss, Catherine Parks McAfee, Clarence Carson Parks, III and Benjamin Rutledge Parks.

Grantors' spouses do not join in the execution of this Deed due to the property has never been their primary marital residence.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 6001 Kenwood Drive, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this the 12 day of July, 2019

Mark David Boss

STATE OF IOWA
COUNTY OF Linn

On this the 12 day of July, 2019, before me personally appeared Mark David Boss, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 day of July, 2019.

Notary Public

My Commission Expires: 4-19-21

(SEAL)

NOTARIAL SEAL IOWA
TRACY RAMOS
COMMISSION NO. 810168
MY COMMISSION EXPIRES
4-19-21

Witness my/our hand(s) this the 15th day of July, 2019

Catherine Parks McAfee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of July, 2019, before me personally appeared Catherine Parks McAfee, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of July, 2019.

Notary Public

My Commission Expires:

(SEAL)



Witness my/our hand(s) this the 15th day of July, 2019

Clarence Carson Parks, III

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 15th day of July, 2019, before me personally appeared Clarence Carson Parks, III, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Witness my/our hand(s) this the 15th day of July, 2019

Benjamin Rutledge Parks

STATE OF NORTH CAROLINA
COUNTY OF Wake

On this the 12 day of July, 2019, before me personally appeared Benjamin Rutledge Parks, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 day of July, 2019.

Notary Public

My Commission Expires: 3/27/2020

(SEAL)

TERRI WYNNE
Notary Public
Franklin County
NORTH CAROLINA

True Copy Certification

I, Jacquelyn Rudolph, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

