This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 289233 DEEDWARR
09/20/2019 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20190920-0095953

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 155,000.00

Affiant Signature

Subscribed and sworn to before me on this the 20th day of September, 2019.

Notary Public

My Commission expires _____/_____/_____



NAME AND ADDRESS OF PROPERTY OWNER:
Larry Albert Woodward
6007 Baltic Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Larry Albert Woodward
6007 Baltic Drive
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 08601002300

WARRANTY DEED

19NT00930

Effective the 20th day of September, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of Joseph P. Fiore aka Joseph Peter Fiore

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Larry Albert Woodward, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 119, on the plan of Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph P. Fiore and wife, Patricia A. Fiore, by Warranty Deed from Mrs. Maruline Lockwood, unmarried, dated 08/14/1996 and recorded 08/16/1996 in Book 10158, page 819, Register's Office for Davidson County, TN. The said Patricia A. Fiore having died February 16, 2007, leaving her husband, Joseph P. Fiore, (a/k/a Joseph Peter Fiore) as the surviving tenant by the entirety. Joseph Peter Fiore, died Testate, in Davidson County on march 28. 2019, Probate Case #19P-768, directing that the said property be sold, under Item Seventh of his Last Will, and under Item Fourth of his said Last Will, authorizing his Executor, Leroy Johnston Ellis, IV, to execute any document necessary to convey the property.

The above description is the same as in the previous deed of record.

This is an improved property commonly known as 6007 Baltic Dr, Hermitage, TN 37076.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 20th th day of September, 2019.

The Estate of JOSEPH PETER FIORE

By: Leroy Johnston Ellis, IV, Executor

State of **TENNESSEE**
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Leroy Johnston Ellis, IV, the Executor of The Estate of JOSEPH PETER FIORE,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 20 th day of September, 2019.

Notary Public

My commission expires: 7/8/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

