WARRANTY DEED

Karen Johnson Davidson County
Batch# 369877 DEEDWARR
03/10/2020 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,767.59
20200310-0026637

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $477,725.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of March, 2020.

NOTARY PUBLIC

My commission expires: 3/23/21

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1061 MCFADDEN

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline R. McFadden and Jay Henry McFadden	New Owner	
(NAME)	(NAME)	
6303 Thunderbird Dr		090-16-336.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I, **Woodland Enterprises, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline R. McFadden and Jay Henry McFadden, wife and husband**, 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 Unit A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 6303 and 6305 Thunderbird, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190530-0051442 and being shown on Plat attached thereto as Exhibit "B", 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 JHAS Properties, Corp., a Tennessee Corporation by Warranty deed from Terry Johnson, unmarried of record in Instrument No. 20170123-0006800 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 23, 2017.

Being the same property conveyed to Country Club Investors LLC, a Tennessee limited liability company by Warranty deed from JHAS Properties Corp., a Tennessee Corporation of record in Instrument No. 20180315-0024447 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 15, 2018.

Being the same property conveyed to Ira Andrew Strickland and Suzanne Strickland, husband and wife by Warranty deed from Country Club Investors, LLC of record in Instrument No. 20181121-0114497 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 21, 2018.

Being the same property conveyed to Country Club Investors, LLC by Quitclaim deed from Ira Andrew Strickland and Suzanne Strickland of record in Instrument No. 20190409-0032325 Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on April 09, 2019 and corrected by Affidavit of Scrivener's Affidavit of record in Instrument Number 20190531-0052143.

Being the same property conveyed to Music City Financial, LLC by Warranty deed from Country Club Investors, LLC of record in Instrument No. 20190517-0046793 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 17, 2019.

Being the same property conveyed to Woodland Enterprises, LLC by Warranty deed from Music City Financial, LLC of record in Instrument No. 20190523-0049032 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 23, 2019.

DESIGNATED as Tax ID: 090-16-336.00

This is
unimproved ☐
improved ☒ property known as 6303 Thunderbird Dr, Nashville, TN 37209

(House Number)	(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 hand this the 6h day of March, 2020.

Woodland Enterprises, LLC

Christopher Thomas, Member

Tara Thomas, Member

Stephen Thomas, Member

Candice Thomas, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Thomas, Tara Thomas, Stephen Thomas, and Candice Thomas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they are members of **Woodland Enterprises, LLC**, a Tennessee limited liability company, the makers, that they are authorized by the makers to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the makers, for the purposes therein contained. Witness my hand and official seal, this the 6th day of March, 2020.

Kelsey Pitman
Notary Public

My Commission Expires: 9/12/2020

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Melody R. Wilson, 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 Rutherford

Personally appeared before me, Jennifer Harris, a notary public for this county and state, Melody Wilson 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: 9.20.20

Notary' Seal (if on paper)

