Karen Johnson Davidson County
Batch# 373127 DEEDWARR
03/16/2020 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $789.58
20200316-0029141

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0044

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of March, 2020

Notary Public

Commission Expires: 9.22.2020

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles C. Wooden 115 Newport Drive Old Hickory, TN 37138	NEW OWNER	041-08-0-018.00

WARRANTY DEED

FOR AND IN 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/WE,

Ricky Allen Walker, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles C. Wooden and Lauren Wooden, 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. 40 on the Plan of Dalemere Subdivision, Section 3 of record in Book 3300, Page 6, 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 Darwin E. Seibert and wife, Annie R, Seibert by Warranty Deed from Donald B. Dukes and wife, Janet C. Dukes of record in Book 8567, Page 457, Register's Office for Davidson County, Tennessee, dated February 28, 1992 and recorded on March 05, 1992. (Value or consideration shown in aforementioned deed $105,000.00.) Also being the same property title to which vested in Darwin E. Seibert upon the death of his wife, Annie R. Seibert, by reason of their tenancy by the entirety.

Being the same property conveyed to Nelda Hilyard, Clarene Vee and Sandra Pease by Administrator Deed from Ricky Allen Walker, Administrator for the Estate of Darwin E. Seibert of record in Instrument No. 20190705-0065977, Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 05, 2019. Deed of Correction recorded on September 18, 2019 in Instrument No. 20190918-0094672, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Ricky Allen Walker by Quitclaim Deed from Nelda Hilyard, Clarene Vee and Sandra Pease, dated July 16, 2019 and filed for record January 24, 2020 in Instrument No. 20200124-0008921, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4028 Yoest Drive, Nashville, TN 37207

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of March, 2020.

Ricky Allen Walker

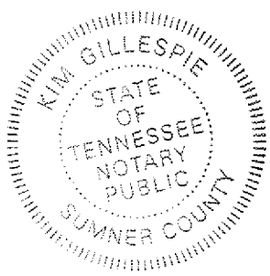
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ricky Allen Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 13th day of March, 2020.

Notary Public
My Commission Expires: 9-22-2020

(Notary Seal)



True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022