This instrument prepared by:
Momentum Title, LLC
4334 Lebanon Pike
Suite 2
Nashville, TN 37076
File Number: 5-20-6469

Karen Johnson Davidson County
Batch# 377714 DEEDWARR
03/26/2020 09:49:51 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20200326-0032802

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E CSH 20-1195

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$265,000.00~~ 278,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2020

Notary Public
My Commission Expires: _____

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David M. Woods and Kanyaphat M. Woods 1329 Dalemere Dr. Nashville, TN 37207	One Trust Home Loans 3171 Camino Del Rio North Suite 300 San Diego, CA 92108	041 080 03800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles A. Marquez and Barbara Marquez, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David M. Woods and Kanyaphat M. Woods, 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. 14 on the plan of Hickory Acres, not of record, described according to a survey made by George W. Watkins, Surveyor, dated July 15, 1952, and further described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated July 17, 1974, Job No. W2-5170-D as follows:

Beginning at a point 145 feet from the intersection of Marydale Drive (formerly Hickory Drive) and being a common line with property conveyed to Gladys Caldwell Springer; thence in a Southerly direction 245 feet to a point; thence in a Southeasterly direction 207 feet to a point; thence in a Northerly direction 382.2 feet to a point on Old Hickory Boulevard; thence along Old Hickory Boulevard in a Westerly direction 150 feet to the point of beginning.

Being the same property conveyed to Charles A. Marquez and Barbara Marquez, husband and wife by Warranty Deed from Charlotte Ann Reifsnyder, unmarried, recorded on the 29th day of January, 2018 in Instrument No. 20180129-0008729, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **1195 Old Hickory Boulevard, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 16th day of March, 2020.

GRANTOR:

Charles A. Marquez

Barbara Marquez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles A. Marquez and Barbara Marquez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of March, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021