Prepared By:
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Karen Johnson Davidson County
Batch# 404424 DEEDWARR
05/21/2020 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200521-0053215

After Recording Return To:
AUBREY WOODFIN
3208 HAMILTON CHURCH ROAD,
ANTIOCH, TN 37013

Send Tax Bills To:
AUBREY WOODFIN
3208 HAMILTON CHURCH ROAD,
ANTIOCH, TN 37013

WARRANTY DEED

PARCEL NUMBER: 150-00-0-106.00

THIS INDENTURE, made this 11 day of May, 2020, by and between AUBREY WOODFIN AND ROBERT W. WOODFIN JR, HEREIN JOINED BY HIS SPOUSE KIMBERLY PARTIN WOODFIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and AUBREY WOODFIN, AN UNMARRIED MAN as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A LOT OR PARCEL OF LAND IN THE 2ND, FORMERLY 3RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF HAMILTON CHURCH ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOHN F. PAINTER AND WIFE, BY DEED FROM RICHARD THOMPSON AND WIFE, OF RECORD IN BOOK 1633, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID PAINTER'S EASTERLY LINE N 8 DEG. 46 MIN E, 256 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE ANNIE CARTER LAND; THENCE WITH SAID CARTER'S SOUTHERLY LINE, 8 85 DEG. 40 MIN E, 100 FEET TO THE WESTERLY LINE OF THE COLORED LODGE PROPERTY; THENCE WITH SAME 88 DEG. 45 MIN W 256 FEET TO THE CENTER OF HAMILTON CHURCH ROAD; THENCE WITH THE CENTER OF SAME, N 84 DEG. 50 MIN W, 100 FEET TO THE BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS 3208 HAMILTON CHURCH ROAD, ANTIOCH, TN 37013; HOWEVER, BY SHOWING THIS ADDRESS, NO ADDITIONAL COVERAGE IS PROVIDED.

PARCEL: 150-00-0-106.00

BEING THE SAME PROPERTY CONVEYED TO AUBREY WOODFIN AND ROBERT W. WOODFIN JR., AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM HENRY T. OSMAN AND WIFE, PEGGY A. OSMAN RECORDED 01/16/2019 IN DEED INSTRUMENT 201901160004553, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K Butler
Witness 1

AUBREY WOODFIN

Witness 2

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared AUBREY WOODFIN, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 11 day of May, 2020.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1

ROBERT W. WOODFIN JR.

Witness 2

KIMBERLY PARTIN WOODFIN

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Marion mye

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ROBERT W. WOODFIN JR. and KIMBERLY PARTIN WOODFIN, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 11th day of May, 2020.

My Commission Expires: 4-6-2022

Notary Public

MARGARET Y. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
MARION COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 11th day of May, 2020.

My Commission Expires: 4-6-2022

Notary Public

MARGARET Y. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
MARION COUNTY

Certification of Electronic Document:

I, DAVID GREENHALGH, 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: PA

County of: Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and state, DAVID GREENHALGH (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: _____
Autumn R. Carnegie

My Commission Expires: 06/06/2020

Notary Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic document registered by county registers prior to July 1, 2007, shall be considered with or without the certification provided in subsection (2).