Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 433131 **DEEDWARR**
07/08/2020 12:42:01 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20200708-0073940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 6, 2023
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211
File No.: 2020060136

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leigh B Wiser	Leigh B Wiser	
(NAME)	(NAME)	
3830 Woodward Dr	**New Owner**	059-11-0-101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY THOUSAND AND NO/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EVELYN EDDINGS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEIGH B WISER, AN UNMARRIED WOMAN,** 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. 472 on the Plan of Section 3, Haynes Manor, of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee.
Said Lot No. 472 fronts 80 feet on the easterly margin of Woodward Drive and runs back 157.5 feet on the southerly line and a total distance of 170.7 feet on the northerly line, which is a broken line, to a dead line in the rear, measuring 53.4 feet thereon.

Being the same property conveyed to JOHN E. EDDINGS AND EVELYN EDDINGS, by deed from JEFFREY A. JOHNSON AND WIFE, MARY ANN S. JOHNSON, of record in Book 5559, page 480, dated January 10, 1980, said Register's Office. Pursuant to the Final Decree of record in Docket No. 87D-3938, in the Probate Court for Davidson County, Tennessee, also of record in Book 7502, page 431, said Register's Office, JOHN E. EDDINGS was divested of his interest in said property, and said property was vested solely in EVELYN EDDINGS.

unimproved ☐
This is improved ☒ property, known as 3830 Woodward Dr, Nashville, TN 37207
(House No.) (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 6th day of ~~June~~ July, 2020.

Evelyn Eddings

Evelyn Eddings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary for the above State and County, personally appeared Evelyn Eddings, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal in Davidson County, Tennessee this 6th day of July, 2020.

Maxine J. Pacheco

Notary Public

My Commission Expires: _____

MAXINE J. PACHECO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE