Karen Johnson Davidson County
Batch# 447464 DEEDWARR
07/30/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20200730-0084313

Warranty Deed

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $234,900.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2020.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Frank McConkey	New Owner	062-02-0A-135.00-CO
2848 Steamboat Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIN WOODY**, **UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL FRANK MCCONKEY , A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 135 on the Plan of Subdivision of River Trace Estates, Phase I, Section II of record in Plat Book 6900, Page 158, 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 Kevin Brown and Aaron Brown by Warranty deed from Becky Kimbrough, unmarried of record in Instrument No. 20180430-0040324 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on April 30, 2018.

Being the same property conveyed to Erin Woody, a single woman by Warranty deed from Kevin Brown, married and Aaron Brown, unmarried of record in Instrument No. 20180719-0070622 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 19, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2848 Steamboat Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2020.

Erin E. Woody

Erin Woody

STATE OF ARKANSAS
COUNTY OF Lawrence

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erin Woody, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2020.

Starlia Kaye Rowsey

Notary Public

My Commission Expires: August 29 2022

STARLIA KAYE ROWSEY
Comm. Exp. 08-29-22
NOTARY PUBLIC
Comm. No. 12389417
LAWRENCE COUNTY, ARKANSAS

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