Karen Johnson Davidson County
Batch# 448333 DEEDWARR
08/03/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20200803-0084963

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

O-RF-20-1412

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine Laughinghouse	**Legacy Home Loans, LLC**	
(NAME) **1412 Montgomery Avenue**	(NAME) **4004 Hillsboro Pike, Suite 216B**	**071-16-0-065.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHAEL D. WOODS AND JONATHAN KERN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE LAUGHINGHOUSE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the revised plan of William & Hayes Company Belle View Plan "E", revision of the Northerly portion of Lot No. 13, as of record in Book 4595, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 60 feet on the Westerly side of Montgomery Avenue, And runs back between parallel lines 130 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Rachael D. Woods, an unmarried woman and Jonathan Kern, an unmarried man, as tenants in common with right of survivorship by Warranty deed from Ian A. Skotte and wife, Emily A. Skotte of record in Instrument No. 20170905-0091002 Register's Office for Davidson County, Tennessee, dated September 01, 2017 and recorded on September 05, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4595, Page 5, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1412 Montgomery Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF JULY, 2020.

Rachael D. Woods by Brian Mitchell, attorney in fact

Rachael D. Woods, by her attorney in fact, Brian Mitchell

Jonathan Kern by Brian Mitchell attorney in fact

Jonathan Kern, by his attorney in fact, Brian Mitchell

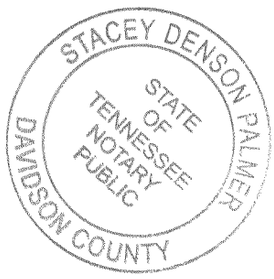
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RACHAEL D. WOODS AND JONATHAN KERN, and who acknowledged he/she/they executed the same as the free act and deed of the said RACHAEL D. WOODS AND JONATHAN KERN.

Witness my hand and official seal, this the 31st of July, 2020.

Stacey Denson Palmer

Notary Public
My Commission Expires: 1/3/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM