Karen Johnson Davidson County
Batch# 449543 DEEDWARR
08/04/2020 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $4,029.30
20200804-0086160

2675

PIETRANGELO SMITH
Attorneys & Counselors

THIS INSTRUMENT PREPARED BY:
Bryan K. Smith, Attorney
Pietrangelo Smith PLC
International Place - Tower II
6410 Poplar Avenue, Suite 710
Memphis, Tennessee 38119
File No. 20223

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **31st day of July, 2020**, by and between **Scott McLean Douglass and Lauren Williams Douglass, Co-Trustees of The Douglass Family Trust dated October 18, 2018**, party of the first part, and **William Andrew Wood III and Olga Konstantinovna Wood, husband and wife,** party of the second part,

WITNESSETH: That 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 the County of **Davidson**, State of **Tennessee**:

> Lot 10 on the Plan of Chickering Park, Section Two of record in Book 2663, Page 73, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to the party of the first part by Quit Claim Deed of record at Instrument Number 201810250105849 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, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT 2020 **Davidson** County real estate taxes, which the party of the second part hereby assumes and agrees to pay; Restriction, recorded in Book 2811, Page 88; and Subdivision Restrictions, Building Lines and Easements of record in Plat of record in Book 2663, Page 73, in the Register's Office of Davidson County, Tennessee; and that the title and quiet possession thereto they 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 in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

The Douglass Family Trust dated October 18, 2018

BY: Scott McLean Douglass

Scott McLean Douglass, Trustee

BY: Lauren Williams Douglass

Lauren Williams Douglass, Trustee

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that th

. is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county ar
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, personally appeared Scott McLean Douglass and Lauren Williams Douglass, personally known to me or proven upon satisfactory evidence to be the persons described in and who executed the foregoing instrument, and who, being first duly sworn, acknowledged themselves to be the co-trustees of The Douglass Family Trust dated October 18, 2018, and who further acknowledged that, being first duly authorized, they executed the foregoing instrument on behalf of said trust, for the purposes therein contained, by signing the name of the trust, by themselves, as such co-trustees.

WITNESS my hand and Notarial Seal at office this 29 **day of July, 2020.**

Notary Public Bryan K. Smith

BRYAN K. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

BRYAN K. SMITH
STATE OF TENNESSEE NOTARY PUBLIC

My Commission expires: 03/02/24

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(FOR RECORDING DATA ONLY)

Property Address:
1119 Chickering Drive
Nashville, TN 38125

Property Owner:
William Andrew Wood III and
Olga Konstantinovna Wood
1119 Chickering Drive
Nashville, TN 38125

Ward, Block & Parcel Number:
144-06-0-015.00

Mail tax bills to:

New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $1,089,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 31st day of July, 2020.

Notary Public

My Commission Expires:

3-7-2023

STATE OF TENNESSEE NOTARY PUBLIC

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