Karen Johnson Davids... County
Batch# 481894 DEEDWARR
09/24/2020 10:21:10 AM 3 pgs
Fees: $18.00 Taxes: $929.07

20200924-0109800

WARRANTY DEED

2020-1811

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,100.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of September, 2020.

(Affix Seal) Notary Public

My Commission Expires: 6-24-2023

April G. Nichols State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Troy Woodard and Maedella Woodard 819 Pearl Street Nashville, TN 37203	NEW OWNER	092.12-0-003.00

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, I/we, **Mary Frances Wilson and Maedella Woodard and Sandra Lee and Jacqueline Vanessa Derrickson and Gwendolyn Dianne Laird and Tyus Battle and James Winston Woodard, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Troy Woodard, unmarried and Maedella Woodard, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot Number 11 in the subdivision of Power Property as of record in Book 421, page 65, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary Frances Wilson, Maedella Woodard and Sandra Lee from Margaret Smith Woodard by Affidavit of Heirship dated October 19, 2012 and recorded October 19, 2012 in Instrument #20121019-0096080, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1819 Pearl Street, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 9th day of September, 2020.

Mary Frances Wilson

Sandra Lee

Jacqueline Vanessa Derrickson

Gwendolyn Dianne Laird

Tyus Battle

James Winston Woodard, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Mary Frances Wilson and Sandra Lee and Jacqueline Vanessa Derrickson and Gwendolyn Dianne Laird and Tyus Battle and James Winston Woodard, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of September, 2020.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Witness my/our hand(s) this 4th day of September, 2020.

Maedella Woodard

State of Ohio
County of Cuyahoga

Personally appeared before me, Janet Dunn Kovachic a Notary Public in and for said County and State, the within named Maedella Woodard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of September, 2020.

Notary Public
My Commission Expires: 5 26 2025

NOTARY PUBLIC STATE OF OHIO

JANET DUNN KOVACHIC
Notary Public, State of Ohio
My Comm. Expires 5-26-25