Karen Johnson Davidson County
Batch# 507657 DEEDWARR
11/03/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20201103-0128216

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $180,000

Affiant Signature

Subscribed and sworn to before me on this the 28th Day of October, 2020.

Notary Public

My Commission expires 12 / 15 / 2021

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

NAME AND ADDRESS OF PROPERTY OWNER:
Judson Wood
3321 Olsen Lane
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08003005200

WARRANTY DEED

20NT02877

Effective the 27 Day of October, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tony L. Patton

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Judson Wood

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 495 on the Plan of Section Eight Bordeaux Hills as of record in Plat Book 4175, Page 113, of the Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

Said Lot No. 495 fronts 55.0 feet on the Southwesterly side of Olsen Land and extends back 125.8 feet on the Northwesterly line and 127.54 feet on the Southeasterly line, to a dead line in the rear, measuring 55.07 feet thereon.

Being the same property conveyed to Tony L. Patton, by Warranty Deed from Joyce Wright, married, dated 02/12/2020 and recorded 02/18/2020 as Instrument No. 20200218-0017655, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3321 Olsen Ln, Nashville, TN 37218

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27 day of October, 2020

Tony L Patton

Tony L. Patton

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tony L. Patton** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

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

Notary's Signature

My Commission Expires: 12/15/2021