STATE OF Tennessee }
COUNTY OF Overton }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,250.00

Dorris M Perry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF November, 2020.

NOTARY PUBLIC

My Commission Expires: 4/19/21

WANDA KRANTZ NOTARY PUBLIC STATE OF TENNESSEE OVERTON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20100040

Address of New Owner
Kenneth J. Woodard
4420 Curtiswood
Nashville, TN 37204

Send Tax Bills To:
Same

Tax Information:
056-00-0-092.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Amanda Lynn McNeil aka Amanda Lyn McNeil and Dorris M. Perry and Danny Michael Perry,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kenneth J. Woodard,** hereinafter called the **Grantee(s)**, his/her/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 more particularly described as follows, to-wit:

Beginning at a point in the center of Pecan Valley Road, being the Northwest corner of Book 6337, Page 416, Jackson Property, then with the west line of same, leaving road, South 36 degrees 05 minutes 45 seconds East 77.84 feet to an iron rod, South 29 degrees 38 minutes 11 seconds West 210.90 feet to an iron rod, South 33 degrees 34 minutes 57 seconds East 305.50 feet to an iron rod, South 25 degrees 07 minutes 45 seconds East 214.31 feet to an iron stake in the North line of a Map 56, Parcel 33, Property, then with the North line of Book 4894, Page 493, Sims Property, South 85 degrees 31 minutes 45 seconds West 896.39 feet to an iron pipe, North 27 degrees 08 minutes 20 seconds West 58.53 feet to the center of Pecan Valley Road, then with said centerline, North 58 degrees 04 minutes 39 seconds East 46.77 feet, then with a curve to the left, delta 28 degrees 16 minutes 46 seconds, radius 615.28 feet, tangent of 155.00 feet and total length of 303.68 feet, chord North 43 degrees 56 minutes 16 seconds East 300.61 feet to a point, then North 29 degrees 47 minutes 53 seconds East 88.13 feet to a point, then with a curve to the right, delta 24 degrees 30 minutes 57 seconds, radius 796.26 feet, tangent of 173.00 feet and length of 340.70 feet, chord North 42 degrees 03 minutes 21 seconds East 338.11 feet to a point, North 54 degrees 18 minutes 50 seconds East 246.52 feet to the

Karen Johnson Davidson County
Batch# 510825 DEEDWARR
11/09/2020 10:34:30 AM 6 pgs
Fees: $33.00 Taxes: $833.42
20201109-0131163

beginning, containing 7.49 acres, more or less, and being part of Book 2107, Page 193, Civil District, Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine dated 3/26/85.

Being the same property conveyed to Dorris M. Perry, unmarried, by Warranty Deed from Clara Smith Cantrell, a widow, dated 04/29/1989 and recorded on 05/02/1989 at Book 7830, Page 917, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Dorris M. Perry and wife, Ruth Helen Perry, by Quitclaim Deed from Dorris M. Perry dated 04/24/2015 and recorded on 05/18/2015 in Instrument No. 20150518-0045638, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Amanda Lyn McNeil and Danny Michael Perry with a life estate reserved for Dorris M. Perry and wife, Ruth Helen Perry, by Quitclaim Deed from Dorris M. Perry and wife, Ruth Helen Perry, dated 04/24/2015 and recorded on 05/18/2015 in Instrument No. 20150518-0045639, Register's Office for Davidson County, Tennessee. Ruth Helen Perry further conveyed her interest, including her life estate, to Amanda Lyn McNeil and Danny Michael Perry by Quitclaim Deed dated 10/23/2020 and recorded on 10/28/2020 in Instrument No. 20201028-0125009, Register's Office for Davidson County, Tennessee.

Amanda Lynn McNeil and Amanda Lyn McNeil are one and the same person. Clerical error on previous deed.

This is property generally located:
4362 Pecan Valley Road, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantor.
2. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Amanda Lynn McNeil** has/have caused this instrument to be executed, this the 3rd day of November, 2020.

Amanda Lynn McNeil
Amanda Lynn McNeil

STATE OF Tennessee
COUNTY OF Overton

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Amanda Lynn McNeil,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 3rd day of November, 2020.

My Commission Expires: 4/19/21

WANDA KRANTZ NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

IN WITNESS WHEREOF, **Dorris M. Perry** has/have caused this instrument to be executed, this the 3rd day of November, 2020.

Dorris M. Perry

STATE OF Tennessee
COUNTY OF Overton

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Dorris M. Perry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 3rd day of November, 2020.

My Commission Expires: 4/19/21

WANDA KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

NOTARY PUBLIC

IN WITNESS WHEREOF, **Danny Michael Perry** has/have caused this instrument to be executed, this the 3 day of Nov, 20 20.

Danny M Perry
Danny Michael Perry

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Danny Michael Perry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 3 day of Nov, 20 20.

My Commission Expires: 8/27/22

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
LEWIS BRONER MCCOY
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 6 day of November, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY