Karen Johnson Davidson County
Batch# 519449 DEEDWARR
11/20/2020 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20201120-0136758

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
40 Burton Hills Blvd, Suite 200
Nashville, TN 37215
CCT# NAS2020103869

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Brian Woods 6649 Valleypark Drive Nashville, TN 37221	NEW OWNER	126-16-0A-060.00

WARRANTY DEED

THIS INDENTURE, made this 16th day of November, 2020 between **KARL SCHULTZ AND WIFE, STEPHANIE SCHULTZ**, residents of Davidson County, Tennessee (collectively "Grantor") and **BRIAN WOODS AND SHERRY L. WOODS, TRUSTEES FOR THE WOODS FAMILY TRUST DATED MAY 19, 2015**, residents of _____ County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee being Lot No. 60 on the plan of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karl Schultz and wife, Stephanie Schultz by Warranty Deed dated October 4, 2004, of record in Instrument No. 20050120-0007333, in the Register's Office for Davidson County, Tennessee.

Grantor Initials: KS SW Grantee Initials: _____

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

KARL SCHULTZ

STEPHANIE SCHULTZ

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Karl Schultz and Stephanie Schultz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 16th day of November, 2020.

Carol M Holmes
Notary Public
My Commission Expires: 2/19/24

Carol M Holmes
State of Tennessee Notary Public
County of Rutherford

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$385,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 16th day of November, 2020.

Carol M Holmes
Notary Public
My commission expires: 2/19/24

Carol M Holmes
State of Tennessee Notary Public
County of Rutherford

TRUE COPY CERTIFICATION

I, Carol M. Holmes, 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 documents executed and authenticated according to law.

Carol M Holmes

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Nathan Tusing, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 8, 2022