WARRANTY DEED

Karen Johnson Davidson County
Batch# 528526 DEEDWARR
12/10/2020 08:56:30 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20201210-0144207

T-VRES-20-2216B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DANA R PARK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine Irene Buhl	Security National Mortgage Company	
(NAME) **2216 B Wickson Avenue**	(NAME) 5300 South 360 West, Suite 150	**119-01-0D-002.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Murray UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JOHN WOMACK, JR, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE IRENE BUHL, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2216 Wickson Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20170207-0012923 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Womack, Jr, an unmarried person by Warranty deed from Village Builders, LLC, Tennessee Limited Lianility Comapany of record in Instrument No. 20180423-0038067 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 23, 2018. (Value of consideration shown in aforementioned deed $369,900.00.) Being also known as 2216 B Wickson Avenue 2 Nashville, Tennessee 37210.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 166, and Instrument No. 20161229-0136905, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170207-0012923, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20180315-0024443, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20180423-0037930, in the Register's Office for Davidson County, Tennessee.
- Easement Reserved in Ordinance of record in Instrument Number No. B62002-953, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2216 B Wickson Avenue, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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(S), 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 the 2nd DAY OF DECEMBER, 2020.

John Womack, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN WOMACK, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tamcika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tamcika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamcika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

