Karen Johnson Davidson County
Batch# 544715 DEEDWARR
01/04/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $728.90
20210104-0000795

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Tierra S Hernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF Dec., 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Tierra S Hernandez	SEND TAX BILLS TO: owner at owners address	MAP-PARCEL NUMBERS
(NAME) 1603 Heiman St	(NAME)	08115040500
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Woodbine Community Organization (WCO), Inc., a Tennessee Not for Profit Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Tierra S Hernandez** a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled the Plan of Bransford Realty Company's Subdivision of Lot Nos. 1 and 3 and part of Lot No. 2 of the James Hamilton Tract, of record in Book 332, page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 25 fronts 39 feet on the south side of Heiman Street and runs back between parallel lines 153 feet, more or less, to an alley.

Being the same property conveyed to Being the same property conveyed to Woodbine Community Organization (WCO), Inc. by Quit CLaim Deed dated July 5, 2017 of record at Instrument No. 20170726-0075715 in the Registers Office of Davidson County, TN and default judgment at Instrument No 20180328-0028882 in said Register's Office, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument NO. 20181011-0100931 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1603 Heiman St, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 hand this 30th day of December, 2020.

Woodbine Community Organization (WCO), Inc.

By: Tony Woodham, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Tony Woodham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of Woodbine Community Organization (WCO), Inc., the within named bargainor, a Tennessee nonprofit corporation, and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Director.

WITNESS my hand and official seal at office this 30th day of December, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022