Karen Johnson Davidson County
Batch# 554883 DEEDWARR
01/15/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,861.10
20210115-0006955

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED TWO THOUSAND, NINE HUNDRED, NINETY-NINE DOLLARS, AND NO CENTS ($502,999.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF JANUARY, 2021

Notary Public

MY COMMISSION EXPIRES: 5-3-21

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
TRACY DUNN (NAME)	**New Owner**	10305001700
807 Russleo Drive Nashville, Tennessee 37209 (ADDRESS)		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of August, 2020, the undersigned, **EMMETT T. WOOD IV AND SARA J. WOOD, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TRACY DUNN, A SINGLE WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **807 RUSSLEO DRIVE, NASHVILLE, TENNESSEE 37209** and more particularly described as follows:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 282 on the Plan of Horton Heights, Section G, as of record in Book 2133, Page 85, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emmett T. Wood IV and my wife, Sara J. Wood, creating a tenancy by the entirety, by Quitclaim Deed from Emmett T. Wood IV, of record in Instrument No. 20100831-0068857, in the Register's Office of Davidson County, Tennessee, dated August 24, 2010 and recorded on August 31, 2010.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. The Plan of record in Plat Block 2133, Page 85, Register's Office for Davidson County, Tennessee.
2. Any and all visible easements lying on or across the property.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 11 day of January, 2021.

GRANTOR: EMMETT T. WOOD IV

GRANTOR: SARA J. WOOD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **EMMETT T. WOOD IV**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of January, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SARA J. WOOD**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of January, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022