Karen Johnson Davidson County
Batch# 582530 DEEDWARR
03/03/2021 10:06:55 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20210303-0027224

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW21084

Send Tax Bills To:
Theodore Woods
477 Elysian Fields Rd
Nashville, TN 37211

New Owner is:
Theodore Woods
477 Elysian Fields Road
Nashville, TN 37211

MAP/PARCEL: 133-14-0-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Roy N. Fine, Trustee of the David H. Woods Revocable Trust dated October 4, 1985, as amended and restated on January 4, 2017,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Theodore Woods, unmarried man,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 477 Elysian Fields Road, Nashville, Tennessee 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Elysian Park, of record in Plat Book 2331, Page 32, 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 David Herald Woods, an unmarried man, by Warranty Deed from Paul Wizniuk and Sara DePhillips Wizniuk, husband and wife, dated 7/13/2018 and recorded 7/17/2018 in Instrument No. 20180717-0069362, Register's Office for Davidson County, Tennessee.

The said David Herald Woods a/k/a David H. Woods having since died on 4/27/2019. Pursuant to Order Admitting Probate to a Foreign Will for the Limited Purpose of Establishing Muniment of Title to Real Estate of record in the Probate Court for Davidson County, under Docket No. 19P2008, title to said property is now vested in the Trustee of the David H. Woods Revocable Trust dated October 4, 1985, as amended and restated on January 4, 2017. Said Order is also of record in Instrument No. 20191202-0123352, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of FEBRUARY, 2021.

GRANTOR:

Fine TTEE

Roy N. Fine, Trustee of the David H. Woods Revocable Trust dated October 4, 1985, as amended and restated on January 4, 2017

ACKNOWLEDGEMENT

STATE OF WISCONSIN)

COUNTY OF DANE)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Roy N. Fine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the David H. Woods Revocable Trust dated October 4, 1985, as amended and restated on January 4, 2017, within named bargainor, and that he as such Trustee, executed the foregoing instrument for purposes therein contained.

Witness my hand and seal on this the 23rd day of FEBRUARY, 2021.

Lori C Graf
NOTARY PUBLIC
My Commission Expires: 6/9/24

LORI C. GRAF NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)

COUNTY OF DANE)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

SWORN TO and subscribed before me this 23rd day of FEBRUARY, 2021.

Lori C Graf
NOTARY PUBLIC
My Commission Expires: 6/9/24

LORI C. GRAF NOTARY PUBLIC STATE OF WISCONSIN