THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-29922

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **360,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 588549 **DEEDWARR**
03/10/2021 09:51:39 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210310-0031271

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent T. Basile	NEW OWNER	
1032 Scovel Street		08108029200
Nashville, TN 37208		
(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, I, **Vanessa G. Woods, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kent T. Basile, unmarried,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 35 on the Plan of D. T. McGavocks Subdivision of record in Plat Book 21, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 35 fronts 50 feet on the westerly side of 4th Ave. North, formerly Cherry Street, and run back between parallel lines 164 feet more or less to an Alley

Being the same property conveyed to Vanessa G Woods by QuitClaim deed from Eleasa L Woods, a single person of record in Instrument No. 20131105-0114834 Register's Office for Davidson County, Tennessee, dated November 05, 2013 and recorded on November 05, 2013, and further being the same property conveyed to Vanessa G. Woods by QuitClaim deed from Eleasa L. Woods of record in Instrument No. 20201028-0125029 Register's Office for Davidson County, Tennessee, dated October 21, 2020 and recorded on October 28, 2020.

The above described property is not the primary residence of Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1821 4th Avenue North, Nashville, TN 37208.**

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 the 4th day of March, 2021.

Vanessa G Woods

Vanessa G. Woods

STATE OF Texas

COUNTY OF Kaufman

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vanessa G. Woods,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4 day of March, 2021.

My Commission expires: 03/31/24

Monda Bell

Notary Public

MONDA BELL
Notary Public, State of Texas
Comm. Expires 03-31-2024
Notary ID 132422421

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-URE-21-1821