

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Macalister G. Woodard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF March, 2021

NOTARY PUBLIC

My Commission expires: 8-27-22

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21020067

Address of New Owner
Macalister G. Woodard
4362 Pecan Valley Road
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
056-00-0-032.00

Karen Johnson Davidson County
Batch# 599634 DEEDWARR
03/24/2021 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210324-0039070

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kenneth J. Woodard, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Macalister G. Woodard, a single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point in the center of Pecan Valley Road, being the Northwest corner of Book 6337, Page 416, Jackson Property, then with the west line of same, leaving road, South 36 degrees 05 minutes 45 seconds East 77.84 feet to an iron rod, South 29 degrees 38 minutes 11 seconds West 210.90 feet to an iron rod, South 33 degrees 34 minutes 57 seconds East 305.50 feet to an iron rod, South 25 degrees 07 minutes 45 seconds East 214.31 feet to an iron stake in the North line of a Map 56, Parcel 33, Property, then with the North line of Book 4894, Page 493, Sims Property, South 85 degrees 31 minutes 45 seconds West 896.39 feet to an iron pipe, North 27 degrees 08 minutes 20 seconds West 58.53 feet to the center of Pecan Valley Road, then with said centerline, North 58 degrees 04 minutes 39 seconds East 46.77 feet, then with a curve to the left, delta 28 degrees 16 minutes 46 seconds, radius 615.28 feet, tangent of 155.00 feet and total length of 303.68 feet, chord North 43 degrees 56 minutes 16 seconds East 300.61 feet to a point, then North 29 degrees 47 minutes 53 seconds East 88.13 feet to a point, then with a curve to the right, delta 24 degrees 30 minutes 57 seconds, radius 796.26 feet, tangent of 173.00 feet and length of 340.70 feet, chord North 42 degrees 03 minutes 21 seconds East 338.11 feet to a point, North 54 degrees 18 minutes 50 seconds East 246.52 feet to the beginning, containing 7.49 acres, more or less, and being part of Book 2107, Page 193, Civil District, Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine dated 3/26/85.

Included with this conveyance is the 1993 Fleetwood manufactured home, VIN TNFLP27AB07008SR, which has become and is affixed such that the manufactured housing unit is an improvement to and made part of the real property, and to which the certificate of title has been properly surrendered to the State of Tennessee (detitled) pursuant to TCA §55-3-128, on November 17, 2020.

Being the same property conveyed to Dorris M. Perry, unmarried, by Warranty Deed from Clara Smith Cantrell, a widow, dated 04/29/1989 and recorded on 05/02/1989 at Book 7830, Page 917, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to

Dorris M. Perry and wife, Ruth Helen Perry, by Quitclaim Deed from Dorris M. Perry dated 04/24/2015 and recorded on 05/18/2015 in Instrument No. 20150518-0045638, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Amanda Lyn McNeil and Danny Michael Perry with a life estate reserved for Dorris M. Perry and wife, Ruth Helen Perry, by Quitclaim Deed from Dorris M. Perry and wife, Ruth Helen Perry, dated 04/24/2015 and recorded on 05/18/2015 in Instrument No. 20150518-0045639, Register's Office for Davidson County, Tennessee. Ruth Helen Perry further conveyed her interest, including her life estate, to Amanda Lyn McNeil and Danny Michael Perry by Quitclaim Deed dated 10/23/2020 and recorded on 10/28/2020 in Instrument No. 20201028-0125009, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kenneth J. Woodard by Warranty Deed from Amanda Lynn McNeil aka Amanda Lyn McNeil and Dorris M. Perry and Danny Michael Perry dated 11/03/2020 and recorded on 11/09/2020 in Instrument No. 20201109-0131163, RODCT.

**The above property was never used as marital residence of Grantor.

This is property generally located:
4362 Pecan Valley Road, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Kenneth J. Woodard** has/have caused this instrument to be executed, this the 19 day of March, 20 21.

Kenneth J. Woodard

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kenneth J. Woodard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 19 day of March, 2021.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 22nd day of March, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY