Karen Johnson Davidson County
Batch# 654730 DEEDWARR
06/11/2021 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,503.77
20210611-0078885

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $406,425.00. Affiant Subscribed and sworn to before me, this the 4th day of June, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anna Christina Pullig-Gomez	FAIRWAY INDEPENDENT MTG ~~New Owner(s)~~ c/o	071-15-0-105.00
111 Douglas Avenue	4201 MARSH LANE	
Nashville, TN 37207	CARROLLTON, TX 75007	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRANDON L. WOOD AND MIRANDA D. WOOD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA CHRISTINA PULLIG-GOMEZ, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 the East part of Lot No 1 and 2 on the Map of Wildwood, as of record in Book 161, Page 153, Register's Office for said County.

Said part of lots front 100 feet on the west side of Joseph Street and extend back between parallel lines, 75 feet to a dead line.

INCLUDED in the above described property, but EXCLUDED therefrom is the following described property having been conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee for Right of Way, by Warranty Deed in Book 8180, Page 962, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the south boundary of Parcel 105 of Map 71-15 at approximate station 3+77.69 of Project 86-R-5, Douglas Avenue; thence with a curve to the left having a central angle of 89 degrees 17 minutes 24 seconds and radius of 20 feet, 31.17 feet to a point on the right-of-way of Joseph Avenue; thence with said right-of-way South 6 degrees 40 minutes 39 seconds West 19.75 feet to a point on the right-of-way of Douglas Avenue; thence with said right-of-way North 84 degrees 01 minutes 56 seconds West 19.75 feet to the point of beginning, containing 83.39 square feet.

Being the same property conveyed to Brandon L. Wood by Warranty deed from Jacob A. Glancy and wife, Amy Levally Glancy of record in Instrument No. 20170919-0095552 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 19, 2017. (Value of consideration shown in aforementioned deed $269,900.00.)

Being the same property conveyed to Brandon L. Wood and Miranda D. Wood, husband and wife by Quitclaim deed from Brandon L. Wood, married of record in Instrument No. 20170919-0095554 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 19, 2017. (Value of consideration shown in aforementioned deed $269,900.00.) Being also known as 111 Douglas Avenue Nashville, Tennessee 37207.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 111 Douglas Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of June, 2021.

Brandon L. Wood

Miranda D. Wood

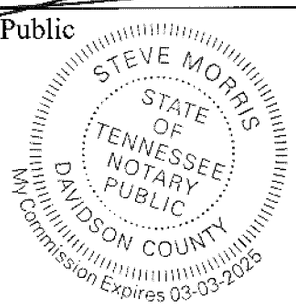
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon L. Wood and Miranda D. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of June, 2021.

Notary Public

My Commission Expires: 3.3.25



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

