Karen Johnson Davidson County
Batch# 670018 DEEDWARR
07/02/2021 09:12:30 AM 2 pgs
Fees: $13.00 Taxes: $1,602.10
20210702-0089785

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,000.00.

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day OF JUNE, 2021.

Gail Dabon
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GAIL DOBAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jill Moore	Jill Moore	Parcel ID: 082 07 0 078.00
(NAME) 811 Stockell Street	(NAME) at Address	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Beverly Woodson and Randy Woodson, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jill Moore, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The Land Referred to herein below is Situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 50 feet on the Easterly side of Stockwell Avenue formerly Vansinderen Street, and runs back between parallel Lines 174-14 feet to an alley.

Being the same property conveyed to Beverly Woodson and Randy Woodson, wife and husband, by Quit Claim Deed from Beverly Woodson, a/k/a Beverly D. Woodson, a married woman, herein joined by her spouse Randy Woodson, of record in Instrument No. 20160506-0044846, in the Register's Office of Davidson County, Tennessee, dated March 24, 2016 and recorded on May 06, 2016.

Being the same property conveyed to Beverly D. Woodson, by QuitClaim Deed from Beverly D. Brown, of record in Instrument No. 20050106-0002339, in the Register's Office of Davidson County, Tennessee, dated June 17, 2004 and recorded on January 06, 2005. Also see Affidavit recorded in Instrument No. 20050106-0002338, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Beverly D. Brown, unmarried, by Deed from Metropolitan Development & Housing Agency, of record in Book 9661, Page 292, in the Register's Office of Davidson County, Tennessee, dated April 24, 1995 and recorded on May 02, 1995.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 811 Stockell Street, Nashville, TN 37207

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 our hands this 29 day of June, 2021

Beverly Woodson

Randy Woodson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Beverly Woodson and Randy Woodson, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2021.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 1st day of July, 2021.

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023