BOX 10-B

Karen Johnson Davidson County
Ba:ch# 673464 **DEEDWARR**
07/08/2021 01:53:05 PM 2 pgs
Fees: $13.00 Taxes: $358.90

20210708-0092312

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF **JULY, 2021.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TONY O. WOODS	**APEX BANK**	**148-07-0-137.00**
(NAME) **220 RADER COURT**	(NAME) **180 HWY. 641 NORTH**	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) **CAMDEN, TN 38320**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, HUIE OTTO SURLES AND INA MAE SURLES, AS THE SOLE HEIRS AT LAW OF GEORGE R. SURLES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONY O. WOODS, AN UNMARRIED MAN,** 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. 907, as shown on the map entitled Section Nine, Cherokee Hills, of record in Book 4300, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GEORGE R. SURLES, UNMARRIED AND S. A. POYNTER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from JAMES E. BROWN AND WIFE, WILMA DARLENE BROWN, of record as Instrument No. 20060816-0100859, and corrected as Instrument No. 20061109-0139468, dated August 11, 2006, said Register's Office.

S. A. POYNTER died October 8, 2018, leaving GEORGE R. SURLES as the surviving tenant.

GEORGE R. SURLES died on or about August 7, 2020, leaving HUIE OTTO SURLES AND INA MAE SURLES as his only Heirs-at-Law. For further reference see Affidavit of Heirship of record as Instrument No. 20210112-0005321, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4300, page 135; Restrictive Covenants of record in Book 4554, page 202; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **220 RADER COURT, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 8th day of July, 2021.

Huie Otto Surles
HUIE OTTO SURLES

Ina Mae Surles
INA MAE SURLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Huie Otto Surles and Ina Mae Surles,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of July, 2021.

My commission expires: **May 2, 2022**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON