Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 677830 DEEDWARR
07/16/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20210716-0095579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,000.00.

Affiant

Subscribed and sworn to before me this 9th day of July, 2021.

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-366

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brian Passons and Jillian Passons	New Owners	
705 Sills Court		106-14-0-059.00
Nashville, TN 37220		

WARRANTY DEED

For and in 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, we

Mary Sue Wood, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brian Passons and Jillian Passons, husband and wife and Julia Passons,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Raymond Heights of record in Plat Book 1424, Page 141, 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. 64 fronts 75 feet on the Southeasterly side of Loney Drive and runs back 206 feet on the Northeasterly line and 219.5 feet on the Southwesterly line to a dead line, measuring 77.6 feet thereon.

Being the same property conveyed to Stanope Wood, Jr. and wife, Mary S. Wood by Warranty Deed from Rembert B. Woodroof and wife, Margrette D. Woodroof of record in Book 2441, page 281, Register's Office for Davidson County, Tennessee, dated July 19, 1955 and recorded on July 20, 1955.

Stanope Wood, Jr. died on January 30,1987 leaving Mary S. Wood as sole tenant by the entirety.

Mary S. Wood and Mary Sue Wood being one and the same person.

This instrument is executed on behalf of Mary Sue Wood by Lisa Susan Barr pursuant to a Power of Attorney of record in Instrument No. _____202107160095578__, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1980 Loney Drive, Nashville, TN 37210.**

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 9th day of July, 2021.

Mary S Wood by Lisa S Barr, A.I.F.
Mary Sue Wood by Lisa Susan Barr, her attorney in fact

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 Lisa Susan Barr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mary Sue Wood and that she is authorized by Mary Sue Wood to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee this 9th of July, 2021.

April D Wideman
Notary Public – April D. Wideman
My Commission Expires: 03/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 July 9, 2021.

D. Shayne Adair

July 14, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th **day of** July, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

