Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

MJ-PR-21-5042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,030,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 692766 **DEEDWARR**
08/09/2021 09:59:05 AM 2 pgs
Fees: $13.00 Taxes: $3,811.00
20210809-0106701

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Keith Woodley and Dacia Woodley	**NEW OWNER**	
(NAME) **5042 Lakeview Dr.**	(NAME)	**145-08-0-018.00**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ROSEMARY D. RAMSEY REVOCABLE TRUST, CREATED DECEMBER 05, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEITH WOODLEY AND DACIA WOODLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 52 on the Plan of Lakeview Manor of record in Plat Book 2133, Page (s) 39, 40 and 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rosemary D. Ramsey, a single person by Warranty deed from W. C. Wilder and wife, Mildred A. Wilder of record in Instrument No. 20121026-0098329 Register's Office for Davidson County, Tennessee, dated October 24, 2012 and recorded on October 26, 2012.

Being the same property conveyed to Rosemary D. Ramsey, Trustee of the Rosemary D. Ramsey Revocable Trust, created December 05, 2019 by Quitclaim deed from Rosemary D. Ramsey of record in Instrument No. 20200210-0014979 Register's Office for Davidson County, Tennessee, dated February 05, 2020 and recorded on February 10, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5042 Lakeview Dr. Nashville, Tennessee 37220.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 39-41, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2270, Page 514, amended at Book 4184, Page 204, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5042 Lakeview Dr., Nashville, Tennessee 37220**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF AUGUST, 2021.

The Rosemary D. Ramsey Revocable Trust, created December 05, 2019

BY: R D Ramsey, Trustee
Rosemary D. Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEMARY D. RAMSEY, of THE ROSEMARY D. RAMSEY REVOCABLE TRUST, CREATED DECEMBER 05, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of August, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212