Karen Johnson Davidson County
Batch# 693454 DEEDWARR
08/09/2021 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $743.70
20210809-0107040

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$201,000.00~~

Affiant

Subscribed and sworn to before me, this 5th day of August, 2021.

Notary Public

My commission expires: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven Nelson	owner at	**108080D02000CO**
3203 E Lake Drive	property addrs	
Nashville, TN 37214		

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 ACKNOWLEDGE, WE,

Lisa Woods, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Nelson, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 20, Lot No. 22, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase V, Quail Valley, as of record in Plat Book 5200, Page 435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa Woods, a married person, by Warranty Deed from Clifford A. Greene, unmarried, dated September 9, 2002, of record in Instrument No. 20020913-0111789, Register's Office for Davidson County, Tennessee.
Timothy Woods, spouse of Lisa Woods, joins in the execution of this instrument to convey any marital interest he may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3203 E Lake Drive, Nashville, TN 37214.

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 in 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.

Lisa Woods Date: 8/5/21
Lisa Woods

Date: 8/5/21
Timothy Woods

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lisa Woods and Timothy Woods, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August 2021.

NOTARY PUBLIC

My Commission Expires: 9/1/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A. Mason, 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 8/5/21.

Affiant Signature

8/5/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of August, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22