Name and Address of New Owner:
David Grant Blackstock and Brandi Nicole Jack
508 Bonerwood Drive
Nashville, TN 37211

Send Tax Bills To:

Same Owner

Karen Johnson Davidson County
Batch# 694196 DEEDWARR
08/10/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210810-0107980

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 147-10-0-182.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric Dwade Woodie and wife, Grace Eugenia Black-Woodie**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Grant Blackstock, an unmarried man, and Brandi Jack, an unmarried woman, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section Two, Parkview Estates, of record in Book 3700, Page 87, 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 Eric Dwade Woodie and wife, Grace Eugenia Black-Woodie, by Warranty Deed from Bruce D. Colville, an unmarried person, of record in Instrument No. 20160229-0019113 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on February 29, 2016. (Value of consideration shown in aforementioned deed $289,000.00.)

Being also known as 508 Bonerwood Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of August, 2021.

_____ (SEAL)
Eric Dwade Woodie

_____ (SEAL)
Grace Eugenia Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Dwade Woodie and Grace Eugenia Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

STATE OF TENNESSEE NOTARY PUBLIC
STEVEN PAUL DISSER
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
6th day of August, 2021.

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

_____
Notary Public
My commission expires: 01-06-2025

File No. 2021-1710

202108100107980

Certificate of Authenticity

I, Jill Neely, 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 08/06/2021.

Date

Jill M Neely

Affiant Signature

08/10/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON