Karen Johnson Davidson County
Batch# 701307 DEEDWARR
08/19/2021 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210819-0112446

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

DM-KW-21-4825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexa Clay	BANK OF ENGLAND	
(NAME)	(NAME)	**147 08 0 054.00**
4825 Humber Drive	5 STATEHOUSE PLAZA #500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	LITTLE ROCK, AR 72201	
(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, **MARLON ANTHONY WOOTEN AND DANIELLE MARIE WOOTEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXA CLAY, A SINGLE WOMAN,** 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. 64 on the Plan of Section Two Beverly Heights, as of record in Book 2331, Page 42, in Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marlon Anthony Wooten and Danielle Marie Wooten, Husband and Wife, by Quitclaim Deed from Joseph Carlon Wooten, of record in Instrument No. 20191218-0130635, in the Register's Office of Davidson County, Tennessee, dated December 18, 2019 and recorded on December 18, 2019.

Being the same property conveyed to Joseph Carlon Wooten, by Quitclaim Deed from Joseph Carlon Wooten and Wife, Erica Laura Wooten, of record in Instrument No. 20040930-0117677, in the Register's Office of Davidson County, Tennessee, dated September 13, 2004 and recorded on September 30, 2004.

Being the same property conveyed to Joseph Carlon Wooten and wife, Erica Laura Wooten, by Warranty Deed from John F. Ulinger and wife, Lori Kay Ulinger, of record in Book 10214, Page 24, in the Register's Office of Davidson County, Tennessee, dated September 30, 1996 and recorded on October 03, 1996.

This conveyance is subject to:
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Property taxes for the year 2021, a lien not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Beverly Heights, as recorded in Plat Book 2331, Page(s) 42.

- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2440, Page 199.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4825 Humber Drive, Nashville, Tennessee 37211**.

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 16 DAY OF AUGUST, 2021.

Marlon Anthony Wooten

Danielle Marie Wooten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLON ANTHONY WOOTEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

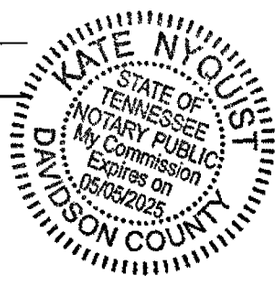


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIELLE MARIE WOOTEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/19/2021 (date ~~of document~~).

Affiant Signature

08/19/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025