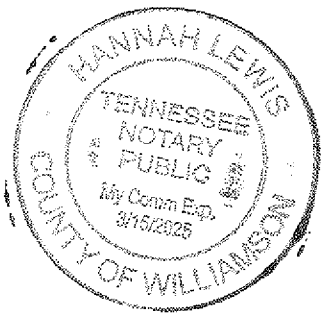


STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $460,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of September, 2021.

NOTARY PUBLIC

My commission expires: 3/15/25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Louis Steele and Sandra Steele	New owner	098-10-0A-041.00 CO
(NAME)	(NAME)	
6096 Hagars Grove Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jan C. Woodie and Marshall Woodie, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Louis Steele and Sandra Steele, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Phase Two Hagars Grove, of record in Instrument No. 20050708-0079562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAN C. WOODIE AND MARSHALL WOODIE, WIFE AND HUSBAND, by deed from PATRICIA STROHMEIER, A SINGLE WOMAN, of record in Instrument No. 20110916-0072146, dated September 15, 2011, said Register's Office.

This property is __unimproved _X_improved property known as: 6096 Hagars Grove Pass, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Karen Johnson Davidson County
Batch# 718192 DEEDWARR
09/16/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210916-0124600

Witness our hands this 10th day of September, 2021.

Jan C. Woodie

Jan C. Woodie

Marshall Woodie

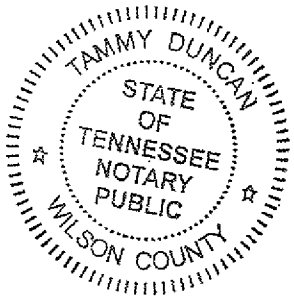
Marshall Woodie

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan C. Woodie and Marshall Woodie, the herein bargainor, 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 and official seal, this the 10th day of September, 2021.

Notary Public
My Commission Expires: 4/22/23



Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/10/21.

Affiant Signature

9/14/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/14/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON