Name and Address of New Owner:
Angelica Santiago
3216 Dockside Drive
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 739749 DEEDWARR
10/20/2021 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20211020-0140549

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 086 09 0 035.00

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, **Melody Wood, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Angelica Santiago,** unmarried woman, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 31, on the Plan of Section Three Lakeside Woods Estates, as of record in Plat Book 7900, Pages 218, 219 and 220, Plat Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melody Wood, by Quit Claim Deed from Jackie N. Wood, of record in Instrument No. 20170410-0034899, in the Register's Office Davidson County, Tennessee, dated February 03, 2017 and recorded on April 10, 2017.

Being the same property conveyed to Jackie N. Wood, an married person, by Warranty Deed from Tina D. Dotson now Norman and husband, Hugh Norman, of record in Book 10063, Page 378, in the Register's Office Davidson County, Tennessee, dated May 24, 1996 and recorded on May 29, 1996.

This improved property known as 3216 Dockside Drive, Nashville, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 15th day of October, 2021.

_____(SEAL)
Melody Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2021, before me personally appeared Melody Wood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of October, 2021.

_____
Notary Signature
My commission expires: 9-23-24



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 $300,000.00, 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
15th day of October, 2021.

Notary Public
My commission expires 9-23-24
File No. 2021-3375

ZACHARY HAYS LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 15, 2021**.

Date

Affiant Signature

10/18/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **18th** day of **October**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY