Karen Johnson Davidson County
Batch# 758523 DEEDWARR
11/19/2021 01:30:20 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20211119-0154280

Return to:
Rady Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: Y VRES 2176

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-7617

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Stephanie Woodall
Affiant

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/03/2025 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of November, 2021

Notary Public

Commission Expires: 3-3-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carol Greenberg 76 Jonell Drive Nashville, TN 37210	New Owner	119-02-0-203.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
Ashtin S. Woodie, who acquired title as Ashtin S. Faulkner and Eli H. Woodie, wife and husband
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol Greenberg, unmarried woman

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 Lot No. 149 on the Plan of Sterling Heights, Section Five of record in Plat Book 1835, Page 37, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 60 feet on the northwesterly side of Jonell Drive and runs back between line, 266.5 feet on the northeasterly line and 219.9 feet on the southwesterly line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Ashtin S. Faulkner and Eli H. Woodie, wife and husband by Warranty deed from Brian A. Hubbard, married of record in Instrument No. 20200106-0001230 Register's Office for Davidson County, Tennessee, dated January 02, 2020 and recorded on January 06, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 76 Jonell Drive, Nashville, TN 37210

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 so 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 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 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.

Dated this the 16th day of November, 2021.

Ashtin S. Woodie

Eli H. Woodie

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashtin S. Woodie and Elie H. Woodie** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the same as her free act and deed ..

Witness my hand and official seal at Brentwood, Tennessee this 16th day of November, 2021.



Notary Public
My Commission Expires: