WARRANTY DEED

Karen Johnson Davidson County
Batch# 759554 DEEDWARR
11/23/2021 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,551.87
20211123-0155332

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,425.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 01/26/2025
(AFFIX SEAL)

LESLEY SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Andreas Mueller, a single man	NEW OWNER	094-08-0-055.00
(NAME)	(NAME)	
254 & 256 Clovernook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212673

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Marsha N. Woods, a widowed woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Andreas Mueller, a single man**, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 68 on the Plan of Clover Nook Subdivision, as shown of record in Plat Book 2900, page 52, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Barbara J. Woods by Warranty Deed from Richard A. Woods and wife, Marsha N. Woods, dated September 12, 1988 and filed of record in Book 7663, page 539, Register's Office for Davidson County, Tennessee. And further conveyed to Richard A. Woods and wife, Marsha N. Woods by Quitclaim Deed from Barbara J. Woods, dated October 15, 1991 and filed of record in Book 8475, page 681, said Register's Office. The said Richard A. Woods having died on or about October 30, 2016, leaving the said Marsha N. Woods, the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2994, page 126, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 254 & 256 Clovernook Drive, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16 day of NOV 2021.

x Marsha N. Woods

Marsha N. Woods

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Marsha N. Woods, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 3/26/25



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 15th day of November, 2021.

Quin Evans Segall

11/15/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 15th day of November, 2021.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022