Karen Johnson Davidson County
Batch# 766561 DEEDWARR
12/03/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20211203-0160378

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3511

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of November, 2021

Notary Public

Commission Expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 329 Dinwiddie Dr Trust P.O. Box 695 Madison, TN 37116	NEW OWNER	034-15-0-055.00

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,

Laronda Woods, unmarried, as Sole Heir and Administrator to the Estate of Robert Leon Woods

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 329 Dinwiddie Dr Trust

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. 31 on the Plan of Stanley Heights of record in Book 3300, Page 74, amended in Book 3986, Page 917, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Leon Woods by Warranty Deed from James R. Vantrease and wife, Mary Frances Vantrease of record in Instrument No. 20051130-0143725, Register's Office for Davidson County, Tennessee, dated November 22, 2005 and recorded on November 30, 2005. The said Robert Leon Woods died on 9/1/20 and reference is made to the Intestate Small Probate of Robert Leon Woods, Deceased in the

Seventh Circuit Court for Davidson County, TN, in Docket No. 20P1795.Reference is further made to the Letters of Administration issued to Laronda Woods in the 7th Cicuit Court for Davidson County, TN, Docket No. 20P558. Reference is made to the Affidavit of Heirship of record in Instrument No. 202112030160377, that names Laronda Woods as the heir of Robert Leon Woods. (Value of consideration shown in aforementioned deed $71,776.00.)

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: **329 Dinwiddie Dr, Madison, TN 37115**.

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 30th day of November, 2021.

Laronda Woods

Laronda Woods, Individually, as Heir and as Administrator to the Estate of Robert Leon Woods

STATE OF TENNESSEE COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laronda Woods, Individually, as Heir and as Administrator to the Estate of Robert Leon Woods** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 30th day of November, 2021.

Erin Dias

Notary Public

My Commission Expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

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 11/30/21.

Affiant Signature

12/1/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/1/21.

Notary's Signature

My Commission Expires:

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