Karen Johnson Davidson County
Batch# 774050 DEEDWARR
12/15/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $536.13
20211215-0165534

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-3217

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of December, 2021

Notary Public

Commission Expires: _____

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose M. Murillo 323 Forest Park Road #6-3 Madison, TN 37115	NEW OWNER	043-13-0A-067.00-CO

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, **Trevor Wood, a single man and Robert Douglas Wood and Maria Wood, husband and wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose M. Murillo

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:

The following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

Being Apartment Unit Number 6-3 of Robin Hood Condominiums Created under Title 64, Section 2701 et seq., as amended, Tennessee code Annotated and as established by a Master Deed of record in Book 5388, page 524, Register's Office for said County reference is hereby to which is hereby made and said Unit being more fully described on the plan of record in Book 5200, page 124, said Registers' Office. Reference is also made to the Charter of Robin Hood Condominium Association, Inc. of record in Corporation Book Volume 47, page 1566, Office of Secretary of State of Tennessee and in Book 5383, page 314, said Register's Office.

Being the same property conveyed to Trevor Wood, a single man, Robert Douglas Wood and Maria Wood, husband and wife, as tenants in common with rights of survivorship by Warranty Deed from Moises Medel Sanchez of record in Instrument No. 20210416-0051126 Register's Office for Davidson County, Tennessee, dated April 09, 2021 and recorded on April 16, 2021.

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: 323 Forest Park Road #6-3, 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 10th day of December, 2021.

Trevor Wood

Robert Douglas Wood by Trevor Wood, his Attorney-In-Fact

Robert Douglas Wood by Trevor Wood, his Attorney-In-Fact

Maria Wood by Trevor Wood, her Attorney-In-Fact

Maria Wood by Trevor Wood, her Attorney-In-Fact

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Trevor Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of December, 2021.

MARGARET YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 7/29/2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trevor Wood** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Robert Douglas Wood, and Maria Wood,** and acknowledged that as said power of attorney executed the same as their free act and deed by virtue of an instrument of record in Book _202112150165533_____ in the Register's Office of **Wilson** County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of December, 2021.

MARGARET YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 7/29/2024

Notary Public
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 12/10/21.

Affiant Signature

12/10/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/10/21.

Notary's Signature

My Commission Expires:

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