This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 783398 DEEDWARR
01/03/2022 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20220103-0000754

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of Dec, 2021.

Notary Public

My Commission expires 11 / 6 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Donald Woodruff and Kara Woodruff
8410 Terry Lane
Hermitage, TN 37076

SEND TAX BILLS TO:
Donald Woodruff and Kara Woodruff
8410 Terry Lane
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID # 07510015200

WARRANTY DEED

21NT03132

Effective the 21 Day of Dec, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ananias K. Anderson and Betsy A. Anderson, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Donald Woodruff and Kara Woodruff, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidsond County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property as conveyed to Ananias K. Anderson and Betsy A. Anderson, husband and wife by Warranty Deed from Justin Farris and wife, Ashley N. Farris dated 06/28/2013 recorded 07/09/2013, as Document Number 20130709-0070834, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 8410 Terry Ln, Hermitage, TN 37076-2127

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 21 day of Dec, 2022

Ananias K. Anderson

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ananias K. Anderson**, the within named bargainer, 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.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Betsy A. Anderson

Betsy A. Anderson

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Betsy A. Anderson**, the within named bargainer, 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.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Legal Description
(Exhibit A)

21NT03132 07510015200

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Being the same property as conveyed to Ananias K. Anderson and Betsy A. Anderson, husband and wife by Warranty Deed from Justin Farris and wife, Ashley N. Farris dated 06/28/2013 recorded 07/09/2013, as Document Number 20130709-0070834, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Donald Woodruff and Kara Woodruff, husband and wife by Warranty Deed from Ananias K. Anderson and Betsy A. Anderson, husband and wife dated December 21, 2021 and recorded on_____ in Book_____, Page_____, as Document Number_____, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 8410 Terry Ln, Hermitage, TN 37076-2127

Tennessee Certification of Electronic Document

I, Kesha Herron 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 12-21-21 (date of document).

Kesha Herron
Affiant Signature

12-27-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th of December, 2021.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Carol B Christian
Notary's Signature
My Commission Expires: Jan 16, 2024