THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$305,000.00**

Subscribed and sworn to before me this 5 day of January, 2022.

Notary Public **Affiant**
My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Charles C. Wooden & Lauren E. Wooden **1007 Fowler Street** **Old Hickory, Tennessee 37188**	**Same.**	**044-14-0-100.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **THURMAN YORK, JR. an unmarried man, by and through his Attorney-in-Fact, RODNEY DEAN YORK** has this day bargained and sold, and does hereby transfer and convey unto the said **CHARLES C. WOODEN AND LAUREN E. WOODEN, husband and wife**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

In the 4th Civil District, being lot No. 85 on the map of Rolling Green Subdivision, Section 1, of record in Book 1424, page 75, Register's Office for said county, said Lot No. 85 Fronts 94.1 feet on the easterly side of Fowler Street and runs back between lines 172.5 feet on the north line and 166 feet on the south line to a dead line measuring 94 feet thereon.

Being the same property conveyed to Thurman York, Jr. by Warranty Deed from James Paul Crouch and wife, Euna McDaniel Crouch, dated December 11, 1954 and recorded December 26, 1954 of record in Book 2337, page 153 said Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

Karen Johnson Davidson County
Batch# 790392 DEEDWARR
01/14/2022 10:22:56 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220114-0005791

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 5 day of January, 2022.

Thurman York Jr. by and thru Rodney Dean York attorney in fact

THURMAN YORK, JR. by and through Rodney Dean York, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of January, 2022, before me personally appeared **RODNEY DEAN YORK**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **THURMAN YORK, JR.**, and who acknowledged that she executed the same as the free act and deed of **THURMAN YORK, JR.**

Witness my hand and official seal in Goodlettsville, Tennessee, this 5 day of January, 2022.

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

Notary Public

My Commission Expires: 1/25/22