Karen Johnson Davidson County
Batch# 802974 DEEDWARR
02/09/2022 03:40:52 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20220209-0015247

RECORDING INFORMATION	STATE OF Florida COUNTY OF Bay The actual consideration for this transfer or value of property transferred (whichever is greater) is $199,900.00. Wanda J. Woosley Affiant Sworn to and subscribed before me this 4th day of February, 2022. Debra E Price Notary Public My Commission Expires: 07/05/2024 DEBRA E. PRICE Commission # HH 017424 Expires July 5, 2024 Bonded Thru Troy Fain Insurance 800-385-7019
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Jennifer Huddleston 3017 Casa Drive Nashville, TN 37214	New Owner(s)	108-07-0A-011.00-CO

This Indenture is made on the 1st day of February, 2022, by and between **WANDA T. WOOSLEY, AN UNMARRIED WOMAN** ("Grantor"), and **JENNIFER LOREE HUDDLESTON, AN UNMARRIED WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36, Unit No. 11 in a Horizontal Property Regime as shown on the Revision of Lots 35, 36, 37, 38, & 39, Phase One, Condominium Site Plan, Sections One & Two, Patio Villa of record in Plat Book 5800, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Return to:
[illegible] Webb Sanders, LLC
[illegible] Avenue South
[illegible] 37212
LR-DRE-21-3017

Being the same property conveyed to Wanda T. Woosley by Warranty deed from Barbara Lynn Penrod, unmarried of record in Book 10468, page 288, Register's Office for Davidson County, Tennessee, dated May 23, 1997 and recorded on May 28, 1997.

This is improved property known as 3017 Casa Drive, Nashville, TN 37214.

This conveyance is being made subject to:

1. Taxes for the year 2022, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 5800, Page 145, Book 5200, Page 458, and Book 5200, Page 451, Register's Office for Davidson County, Tennessee.

3. Surveyors Certificate of Correction of record in Book 6956, Page 383, in the Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6199, Page 70, Book 6555, Page 576, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Master Deed of record in Book 5970, Page 829, as corrected and re-recorded in Book 6014, Page 978, in the Register's Office for Davidson County, Tennessee.

6. Charter of record in Book 6031, Page 493, in the Register's Office for Davidson County, Tennessee.

7. Amendment to By-Laws of record in Book 6406, Page 799, in the Register's Office for Davidson County, Tennessee.

8. Rules & Regulations of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee.

9. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

10. Rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is

unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 4th day of February, 2022.

GRANTOR:

Wanda J. Woosley
Wanda T. Woosley

STATE OF Florida)
COUNTY OF Bay)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, WANDA T. WOOSLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 2022.

Debra E Price
Notary Public

My Commission Expires: 07/05/2024

DEBRA E. PRICE
Commission # HH 017424
Expires July 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019