Name and Address of New Owner:
William Reynolds
1007 Fowler Street
Nashville, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC
110 30th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 816032 DEEDWARR
03/04/2022 01:12:48 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20220304-0025098

Map & Parcel No: 044-14-0-100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charles C. Wooden and Lauren E. Wooden, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Reynolds, single,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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.

Being the same property conveyed to Charles C. Wooden and Lauren E. Wooden, husband and wife, by Warranty Deed from Thurman York, Jr., an unmarried man, by and through his attorney in fact Rodney Dean York of record in Instrument No. 20220114-0005791 Register's Office for Davidson County, Tennessee, dated January 05, 2022 and recorded on January 14, 2022. (Value of consideration shown in aforementioned deed $305,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

DM 84 22 1007

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2022.

(SEAL)
Charles C. Wooden

(SEAL)
Lauren E. Wooden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Wooden and Lauren Wooden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2022.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of February, 2022.

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 10/2/23

File No. EC-22-10