WARRANTY DEED

Record and Return To:
Chapman and Rosenthal, PLLC
10 Burton Hills Blvd., Suite 430
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC ANDERSON DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Y-CRE-22-1608

Karen Johnson Davidson County
Batch# 816330 DEEDWARR
03/07/2022 09:49:56 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20220307-0025446

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian D. McDonald and Sara P. McDonald	New Owner	
(NAME)	(NAME)	**072-11-0M-001.00-CO**
1741 Harrington Park Dr		
(ADDRESS)	(ADDRESS)	
Jacksonville, FL 32225		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREMY WOODS, A SINGLE MAN AND DAVID A. WOODS, A MARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN D. MCDONALD AND SARA P. MCDONALD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of "1608 Essex Homes", as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for 1608 Essex Homes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20140904-0080947, said Register's Office, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1608 Essex Homes, as shown on Exhibit "1" to the Declaration of record in Instrument Number 20140904-0080947, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Jeremy Woods and wife, Christina Cannon by Warranty deed from Jason Bockman of record in Instrument No. 20151109-0113921 Register's Office for Davidson County, Tennessee, dated November 05, 2015 and recorded on November 09, 2015.

Being the same property conveyed to Jeremy Woods, unmarried by Quitclaim deed from Christina Cannon, unmarried of record in Instrument No. 20190215-0014356 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 15, 2019.

Being the same property conveyed to Jeremy Woods, unmarried and David A. Woods, married, as joint tenants with rights of survivorship by Quitclaim deed from Jeremy Woods, unmarried of record in Instrument No. 20200923-0109160 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 23, 2020.

Subject property having never been David A. Woods primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140904-0080947, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140911-0083298, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement of record in Book 6361, Page 401, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1608 A Essex Ave., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 4th DAY OF MARCH, 2022.

Jeremy Woods

DAVID A. WOODS BY JEREMY WOODS, ATTORNEY-IN-FACT
David A. Woods by Jeremy Woods, Attorney-In-Fact

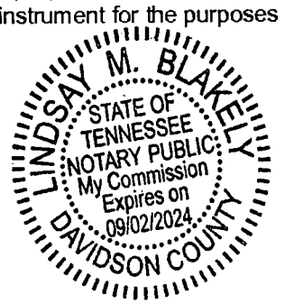
Power of Attorney filed of record in Instrument No. 20220307-0025445, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY WOODS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID A. WOODS, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID A. WOODS.

Witness my hand and official seal, this the 4th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

