Karen Johnson Davidson County
Batch# 818045 DEEDWARR
03/09/2022 10:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220309-0026863

WHEN RECOREDED MAIL TO:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KYLE R. WOOD	KYLE R. WOOD	110 03 0A 115.00
4600 HESSEY ROAD MOUNT JULIET, TN 37122	4600 HESSEY ROAD MOUNT JULIET, TN 37122	

For good consideration, I (We) **KYLE R. WOOD AND ASHLEY C. WOOD, HUSBAND AND WIFE** whose mailing address is 4600 HESSEY ROAD, MOUNT JULIET, TN 37122, hereby bargain, deed and convey to **KYLE WOOD, UNMARRIED** whose mailing address is 4600 HESSEY ROAD, MOUNT JULIET, TN 37122, the following described land in WILSON County, to wit:

BEING LOT NO. 115, ON THE PLAN OF FINAL PLAT, PHASE 4, LAKESIDE MEADOWS, OF RECORD IN INSTRUMENT 20080430-0044160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KYLE R. WOOD AND ASHLEY C. WOOD, HUSBAND AND WIFE BY WARRANTY DEED FROM FRANK BATSON HOMES, INC., DATED MAY 27, 2015, RECORDED ON MAY 28, 2015 AS INSTRUMENT 20150528-0049071.
APN: 110 03 0A 115.00

Property Address: 4600 HESSEY ROAD, MOUNT JULIET, TN 37122

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 27th day of December 2021.

KYLE R. WOOD

STATE OF Tennessee)
) SS.
COUNTY OF Wilson)

On this 27th day of December 2021, before me personally appeared **KYLE R. WOOD** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/06/2025

WITNESS the hands and seal of said Grantors this 27th day of December 2021.

ASHLEY C. WOOD

STATE OF Tennessee)
) SS.
COUNTY OF Wilson)

On this 27th day of December 2021, before me personally appeared **ASHLEY C. WOOD** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/06/2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $488,000 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Exempt transaction due to divorce

Signature of Affiant

STATE OF Tennessee
COUNTY OF Wilson

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

Notary Public
My Commission Expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
KYLE R. WOOD
4600 HESSEY ROAD
MOUNT JULIET, TN 37122

Name and Address of property owner:
KYLE R. WOOD
4600 HESSEY ROAD
MOUNT JULIET, TN 37122

Tennessee Certification of Electronic Document

I, Julie Costa, 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 12/27/2021 (date of document).

Julie Costa
Affiant Signature

1/5/2022
Date

State of California

County of Orange

Sworn to and subscribed before me this 5th day of January, 2022.

Paula G. Murdock
Notary's Signature

MY COMMISSION EXPIRES: 11/10/22

NOTARY'S SEAL

PAULA G. MURDOCK
COMM. # 2266339
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. NOV. 10, 2022

202203090026863