Karen Johnson Davidson County
Batch# 822550 DEEDWARR
03/15/2022 10:50:15 AM 4 pgs
Fees: $23.00 Taxes: $13,690.00
20220315-0029966

35687-4
Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00. Affiant Subscribed and sworn to before me, this the 10th day of March, 2022. Notary Public My commission expires: (AFFIX SEAL)

WILLIAM SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Curtis Jeffrey Thorne, Trustee	**NEW OWNER**	**145-08-0-026.00**
5021 Villa Crest Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Woodard and Rebekah Woodard, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Curtis Jeffrey Thorne, Trustee of the 1765 Tyne Family Trust U/A/D September 9, 2021

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, being Lot No. 6 on the Plan of Villa Estates, as of record in Plat Book 3600, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 110 feet on the northerly side of Villa Crest Drive and extends back 446.71 feet on the westerly line and 489.29 feet on the easterly line to a dead line, which is a broken line, measuring 333.84 feet thereon.

Being the same property conveyed to James Woodard and Rebekah Woodard, husband and wife by Deed dated September 30, 2005, from John D. McClendon and wife, Margaret J. McClendon of record in\Instrument No. 20051006-0120475, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 3600, Page 66, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 3829, Page 772, said Register's Office.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 5021 Villa Crest Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES and their successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 9th day of March, 2022.

James Woodard **Rebekah Woodard**

STATE OF FLORIDA)
COUNTY OF Palm Beach)

Personally appeared before me, a Notary Public of said County and State, **James Woodard,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Delray Beach (City), Florida, this **9th** day of **March, 2022.**

Margaret L Pendleton
Notary Public

My Commission Expires: 10/25/25

Margaret L. Pendleton
Notary Public
State of Florida
Comm# HH149111
Expires 10/25/2025

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 3600, Page 66, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 3829, Page 772, said Register's Office.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 5021 Villa Crest Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES and their successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 9th day of March, 2022.

Rebekah Woodard

James Woodard **Rebekah Woodard**

STATE OF FLORIDA)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **James Woodard,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Florida, this **9th** day of **March, 2022.**
(City)

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rebekah Woodard,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **March, 2022.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY