(2)

WARRANTY DEED

Karen Johnson
Batch# 827513
03/24/2022 09:37:22 AM
Fees: $18.00 Taxes: $1,387.50

Davidson County
DEEDWARR
3 pgs

20220324-0033858

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

Thomas J. Thornton
Affiant

Subscribed and sworn to before me on March 21, 2022.

NOTARY PUBLIC
My Commission Expires: 01/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

IS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Thomas J. Thornton and Denise A. Thornton 1917 Hereford Ln. Nashville, TN 37221	F & M Bank 50 Franklin Street Clarksville, TN 37040	141-05-0A-516.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AMY JO BAXTER WOODS, GUARDIAN FOR GEORGIA BETH WOODS AND ERIN WISE, GUARDIAN FOR LILY CARTER WISE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **THOMAS J. THORNTON AND DENISE A. THORNTON, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 516, as shown on the map entitled Avondale, (erroneously listed as Avondale Park on previous deed) Phase 3, Section 1, of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JONATHAN WESLEY WOODS, A SINGLE MAN, by deed from SEAN CUNNEELY AND WIFE, ANORA CUNNEELY, of record in Instrument No. 20190521-0047879, dated May 17, 2019, said Register's Office. JONATHAN WESLEY WOODS died intestate on or about January 8, 2021, leaving GEORGIA BETH WOODS AND LILY CARTER WISE as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20220324-0033857, said Register's Office.: Pursuant to the Order Appointing Property and Financial Guardian dated January 11, 2022, of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) AMY JO BAXTER WOODS has been appointed as GUARDIAN FOR THE MINOR CHILD, GEORGIA BETH WOODS. Pursuant to the Order Appointing Property and Financial Guardian dated January 11, 2022, of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) ERIN WISE has been appointed as GUARDIAN FOR THE MINOR CHILD LILY CARTER WISE.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1917 Hereford Ln., Nashville, TN 37221.

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, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand on March 18th, 2022.

Grantor:

Amy Jo Baxter Woods, Guardian for
Georgia Beth Woods

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **AMY JO BAXTER WOODS, GUARDIAN FOR GEORGIA BETH 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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2022.

Dorethia J Payne
Notary Public

My commission expires: 1-22-26

DORETHA J PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

WITNESS my hand on March 18th, 2022.

Grantor:

Erin Wise, Guardian for Lily Carter Wise

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ERIN WISE, GUARDIAN FOR LILY CARTER WISE**, the within named bargainor, 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, at office, this 18th day of March, 2022.

Notary Public

My commission expires: 2/18/26

SALLY LEE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY