Karen Johnson Davidson County
Batch# 840391 DEEDWARR
04/18/2022 10:05:58 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20220418-0044024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,000,000.00.

Yvonne Hall
AFFIANT

This instrument was prepared
Upon information furnished by the Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
Email: hmskiplaw@comcast.net

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Subscribed and sworn to before me
This 15th day of
April, 2022.

NOTARY PUBLIC

My commission expires:

ADDRESS NEW OWNER AS FOLLOWS:
Michael L. Woods
3 Cauley Ave
Nashville, TN 37210

SEND TAX BILLS TO:
Michael L. Woods
1075 Old Dickerson Road
Goodlettsville, TN 37072

MAP-PARCEL NUMBERS
094 09 0 057.00

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of April, 2022, by and between Jerry L. McCloud and wife, Terri Lynn McCloud, husband and wife, hereinafter called Grantor, and Woods Family Trust c/o Michael L. Woods, Trustee, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Jerry L. McCloud and wife, Terri Lynn McCloud, Grantor, do hereby bargain, sell, transfer and convey unto Woods Family Trust c/o Michael L. Woods, Trustee, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3 Cauley Ave, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

JERRY L. McCLOUD
SIGNATURE OF GRANTOR

TERRI LYNN McCLOUD
SIGNATURE OF GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry L. McCloud and Terri Lynn McCloud, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of April 2022.

NOTARY PUBLIC

My commission expires: 10/22/2025

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Old Republic Title
424 Church Street, Suite 1750
Nashville, TN 37219

EXHIBIT A

Land in Davidson County, State of Tennessee, being Lot 1, as shown on the map entitled Final Plat Resubdivision of Lot No. 3 on the Plan of Stanley Subdivision Plat Book 430, page 112 and parts of Lot Nos. 6, 7, 8 and 9 on the Plan of Corley's Subdivision of Lot No. 75, Fairways Village as of record in Book 45, page 575, of record in Instrument No. 20021223-0157905, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Jerry L. McCloud, by deed from David C. Watkins, Jr. and wife, Karen R. Watkins, of record in Instrument No.: 20030314-0034576, dated March 6 , 2003, said Register's Office. Being further conveyed to Jerry L. McCloud and Terri Lynn McCloud, husband and wife, by quitclaim deed from Jerry L McCloud and Terry Lynn McCloud, husband and wife, of record in Instrument No. 20190703-00065205, dated June 13, 2019, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. ALL REAL PROPERTY taxes for the year 2022 and subsequent years, A LIEN, not yet due and payable (Map & PARCEL 094 09 0 057.00). Any shortage for 2021 will be paid at closing.
2. Any and all other matters appearing of record.