Karen Johnson Davidson County
Batch# 851352 DEEDWARR
05/05/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220505-0052054

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2022.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp. 10/2/2023

2022-157

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brian Kenneth Wright & Krisgianna Woods	New Owners	
1195 Old Hickory Boulevard		041-08-0-038.00
Nashville, TN, 37207		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David M. Woods and Kanyaphat M. Woods, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brian Kenneth Wright, an unmarried man and Krisgianna Woods, an unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hickory Acres, not of record, described according to a survey made by George W. Watkins, Surveyor, dated July 15, 1952, and further described according to a Survey made by John B. Kohl, III, Registered Land Surveyor, dated July 17, 1974, Job No. W2-5170-D as follows:

Beginning at a point 145 feet from the intersection of Marydale Drive (formerly Hickory Drive) and being a common line with property conveyed to Gladys Caldwell Springer; thence in a Southerly direction 245 feet to a point; thence in a Southeasterly direction 207 feet to a point; thence in a Northerly direction 382.2 feet to a point on Old Hickory Boulevard; thence along Old Hickory Boulevard in a Westerly direction 150 feet to the point of beginning.

Being the same property conveyed to David M. Woods and Kanyaphat M. Woods, husband and wife by Warranty Deed from Charles A. Marquez and Barbara Marquez, husband and wife of record in Instrument No. 20200326-0032802 Register's Office for Davidson County, Tennessee, dated March 16, 2020 and recorded on March 26, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1195 Old Hickory Boulevard, Nashville, TN 37207.**

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 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 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 our hands this 25th day of April, 2022.

David M. Woods

Kanyaphat M. Woods

Kanyaphat M. Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2022.

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public _ Ryan J. Alspaugh
My Commission Expires: 09/20/2025

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/25/2022.

D. Shayne Adair

4/26/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 26 day of April, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026