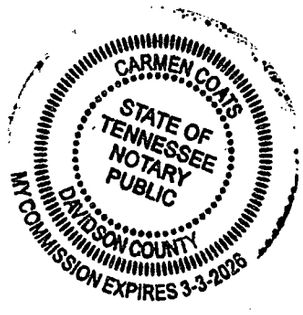
Karen Johnson Davidson County
Batch# 857543 DEEDWARR
05/18/2022 10:10:17 AM 2 pgs
Fees: $13.00 Taxes: $1,597.29
20220518-0057301

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $431,700.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Miranne and Darlene Miranne	New Owner(s)	085-07-0-093.00
153 Shute Circle		
Ol Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOEL WOODCOCK AND ABIGAIL WOODCOCK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL MIRANNE AND WIFE, DARLENE MIRANNE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Section Four, Stanford Country Club Estates of record in Plat Book 2900, Page 83 and 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 152 fronts 101.98 feet on the Westerly side of Stafford Drive and runs back 99.92 feet on the Northerly line and 168.43 feet on the Southerly line to a dead line which is a broken line on which it measures 103.4 feet thereon.

Being the same property conveyed to Joel Woodcock and Abigail Woodcock, husband and wife by Warranty deed from Abby P. Turpin and Travis Turpin, wife and husband of record in Instrument No. 20190409-0032131 Register's Office for Davidson County, Tennessee, dated April 03, 2019 and recorded on April 09, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3110 Stafford Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of May, 2022.

Joel Woodcock

Abigail Woodcock

STATE OF Indiana
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joel Woodcock and Abigail Woodcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of May, 2022.

Notary Public

My Commission Expires: April 19 2028

