Karen Johnson Davidson County
Batch# 860707 DEEDWARR
05/23/2022 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,097.90
20220523-0059655

Name and Address of New Owner:
Logan Woodside and Desirae Woodside
7984 Boone Trce
Nashville, TN 37221

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

Map & Parcel(s):
126-15-0A-112-00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Cathey, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Logan Woodside and Desirae Woodside, husband and wife** , hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 131, Resubdivision of Lot 131, Section Two, Boone Trace at Biltmore, according to survey and plat of same appearing of record in Book 6050, page 587, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed Brandon Cathey by Quitclaim Deed from Brandon L. Brown of record in Instrument No. 20190415-0034075, in the Register's Office of Davidson County, Tennessee, April 5, 2019, and recorded on April 15, 2019.

Being the same property conveyed Brandon Cathey, a single person, and Brandon L. Brown, a single person, by Warranty Deed from Tennessee Housing Development Agency of record in Instrument No. 20110518-0038020, in the Register's Office of Davidson County, Tennessee, dated May 16, 2011, and recorded May 18, 2011.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 7984 Boone Trce, 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 GRANTEE, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, 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 hand this 16 day of May, 2022.

Brandon Cathey

Brandon Cathey

STATE OF TENNESSEE
COUNTY OF

On this 16th day of May, 2022, before me personally appeared Brandon Cathey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of May, 2022.

Notary Signature
My commission expires: 1/11/2026

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $567,000.00.

Affiant Signature

Subscribed and sown to before me, this the 16 day of May, 2022.

Notary Public
My Commission Expires: 10/23/2023

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 May 16th, 22.

Hadley Roper
Affiant Signature

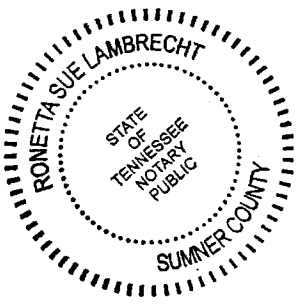
05-18-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 05-18-22.

Notary's Signature



My Commission Expires: **10/23/2023**

Notary's Seal