Karen Johnson Davidson County
Batch# 867705 DEEDWARR
06/06/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,483.70
20220606-0064802

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
103 S Broadway, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Ross Feasby	Ameris Bank Mortgage	
(NAME) 2509 Madison Avenue	(NAME) 3500 Piedmont Rd NE Suite 105	
(ADDRESS) San Diego, CA 92116	(ADDRESS) Atlanta, GA 30305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Harry B. Woodside, Jr., Samuel E. Woodside, and Michael R. Woodside, Sr.. devisees for the Estate of Sarah M Woodside, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jacob Ross Feasby and Tiffani Feasby, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 2 on the Plan of McCarn Subdivision, as of record in Book 2854, Page 121, Register's Office for said county said Lot No. 2 fronts 50 feet on the westerly side of Washington Avenue and extends back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Harry B. Woodside and wife, Sarah M. Woodside by Warranty Deed from Wescon Construction Company, a Tennessee Corporation, dated 04/19/1961 and recorded 05/26/1963, of record in Book 3220, Page 559, Register's Office for Davidson County, Tennessee. The said Harry B. Woodside died on 03/09/2011, leaving the said Sarah M. Woodside the sole surviving tenant by the entirety. The said Sarah M. Woodside died testate on 11/05/2021, devising subject property to Harry B. Woodside, Jr., Samuel E. Woodside, Michael R. Woodside, Sr., Johnna Woodside, Robert E. Woodside and Teri Woodside, as heirs at law as evidenced in File No. 22P258, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further 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.

unimproved ☐

This is improved ☒ 805 Washington Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

202206060064802

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 26th day of May, 2022.

Estate of Sarah M. Woodside

By: Harry B Woodside Jr. Executor
Harry B. Woodside, Jr., Executor

By: Harry B. Woodside Jr.
Harry B. Woodside, Jr.

By: Samuel E Woodside
Samuel E. Woodside

By: Michael R Woodside Sr.
Michael R. Woodside, Sr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry B. Woodside, Jr., Samuel E. Woodside, and Michael R. Woodside, Sr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the bargainor, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of May, 2022.

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

Notary Public:
My Commission Expires: _____

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry B. Woodside, Jr., as Executor for the Estate of Sarah M. Woodside, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the executor of Estate of Sarah M Woodside, the bargainor, and who, being authorized to do so, acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of May, 2022.

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

Notary Public:
My Commission Expires: _____

RETURN TO: Stewart Title Company Tennessee Division 103 S Broadway Portland, TN 37148

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/01/2022 ____ (date of document).

Affiant Signature

06/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025