Karen Johnson Davidson County
Batch# 873295 DEEDWARR
06/16/2022 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220616-0069264

# WARRANTY DEED

PATRICIA D. MANNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

JM-PP-22-5937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 02-01-2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jennifer Jacobs Anderson and Andrew Joseph Anderson** | **NEW OWNER** | |
| (NAME) | (NAME) | **172-02-0-070.00** |
| **5937 Woodland Hills Dr** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (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 consideration, the receipt of which is hereby acknowledged, **THE STILL JOINT REVOCABLE TRUST, CREATED JANUARY 23, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER JACOBS ANDERSON AND ANDREW JOSEPH ANDERSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 55 on the plan of Section Four, Myrtlewood Estates, of record in Book 6200, page 214, Register's Office for said County.

Said Lot No. 55 Fronts 117.00 feet on the Southerly margin of woodland Hills Drive and Extends back 386.89 feet on the Easterly line and 400.00 feet on the Westerly line to a dead line in the rear, measuring 117.73 feet thereon.

Being the same property conveyed to Patrick H. Still and Linda Lawson Still, Co-Trustee of the Still Joint Revocable Trust, Created January 23, 2019 by Quitclaim deed from Patrick H. Still and Linda Lawson Still of record in Instrument No. 20190923-0096042 Register's Office for Davidson County, Tennessee, dated September 18, 2019 and recorded on September 18, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 6200, Page 214, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6544, Page 917, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5937 Woodland Hills Dr, Nashville, Tennessee 37211**.

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), their heirs and 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), 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 my/our hand(s) this the 10th DAY OF JUNE, 2022.

The Still Joint Revocable Trust, created January 23, 2019

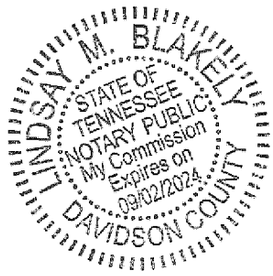
BY: Linda Lawson Still, Co-Trustee
Linda Lawson Still
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA LAWSON STILL, CO-TRUSTEE of THE STILL JOINT REVOCABLE TRUST, CREATED JANUARY 23, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Tennessee Certification of Electronic Document**

I, Patricia Nicks, 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 06-10-2022 (date of document).

Affiant Signature

06-10-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2026

NOTARY'S SEAL

