This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 8 day of July, 2022.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dakota James Wood and Lydia Irene Wood 510 Bismark Drive Nashville, TN 37210	Pinnacle Bank PO Box 702726 Dallas, TX 75370	095-10-0 044.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOEL WOOD AND KRISTIE WOOD, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAKOTA JAMES WOOD AND LYDIA IRENE WOOD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Elm Hill Acres, Section IV, of record in Plat Book 2331, Page 118, 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. 162 fronts 70 feet on the Southeasterly side of Bismark Drive and runs back 235.1 feet on the Northeasterly line and 243.3 feet on the Southwesterly line to a dead line in the rear, measuring 70.4 feet thereon.

Being the same property conveyed to Joel Wood and Kristie Wood, husband and wife, by deed dated 06/17/2019, from Phillip Evan Moss and wife, Teresa Marie Moss, of record in Instrument No. 20190621-0060019, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 510 Bismark Drive, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 887053 DEEDWARR
07/11/2022 11:18:41 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220711-0079397

Witness my hand this the 8th day of July, 2022.

Joel Wood

Kristie Wood

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel Wood and Kristie Wood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2022.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY