WARRANTY DEED

Karen Johnson Davidson County
Batch# 906795 **DEEDWARR**
08/23/2022 02:31:01 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20220823-0095275

Y-CRE-22-633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-08-2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(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)
Payman Zad	**New Owner**	
(NAME)	(NAME)	**051-04-0-040.00**
PO Box 301		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(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, **CHARLES W. WOODALL, JR., EXECUTOR FOR THE ESTATE OF RUTH ANN WOODALL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAYMAN ZAD,** 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. 15 on the Plan of Dale Heights of record in Plat Book 2330, Page 153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Woodall, Sr. and Ruth A. Allen by Warranty Deed from Roger House and wife, Melissa Holt House, dated November 2, 1998 and recorded on November 23, 1998, of record in Book 11216, page 455, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 4, 2004, recorded February 11, 2004, of record in Inst. No. 20040211-0016351, said Register's office, subject property was conveyed to Charles W. Woodall, Sr. and wife, Ruth A. Woodall. The said Charles W. Woodall and Ruth A. Woodall have since died, with Charles W. Woodall predeceasing Ruth A. Woodall. The Last Will and Testament of Ruth Ann Woodall, of record in Docket No. 22P115, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised one-half of subject proeprty to Charles Woodall, Jr. and Andrew Thomas Woodall, in equal shares, and one-half of subject property to Roger Eugene Page, Rudy Michael Page, Rita Lois Smith and Lisa Dawn King in equal shares and appointed the said Charles Woodall, Jr., as Executor under said Will. By Order Granting Motion to Sell Real Property, Charles W. Woodall, Jr., as Executor, is allowed to sign all documentation to accomplish the sale of subject property.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 153, 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: **633 Gibson Dr, Madison, Tennessee 37115**.

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 22nd DAY OF AUGUST, 2022.

Estate of Ruth Ann Woodall

BY:_____
Charles W. Woodall, Jr.
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES W. WOODALL, JR., EXECUTOR of the ESTATE OF RUTH ANN WOODALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

