WARRANTY DEED

Karen Johnson Davidson County
Batch# 908495 DEEDWARR
08/26/2022 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220826-0096356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Colin Tam	Same	Parcel ID: 133-16-0-180.00
(NAME)	(NAME)	
4900 Jonquil Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Karen Suzanne Cook and Judy Paulette Lynch, as Devisees and Co-Executrixes of the Estate of Hannah Elizabeth Woolwine**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Colin Tam, a single man**, hereinafter called the Grantees, their heirs and 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. 29 on the Plan of Welch Meadows, Section I, as of record in Book 3700, page 34, Register's Office for said County.

Said lot fronts 77.93 feet on the east side of Jonquil Drive, as measured around a slight curve, and runs back 130.05 feet on the south line and 128.77 feet on the north line, to a dead line in the rear, which is a broken line, measuring 71.29 feet thereon.

Being the same property conveyed to Fay Benson and Nan Woolwine from Ruth Edna Durden, unmarried by Warranty Deed dated March 26, 1973 and recorded on March 26, 1973 in Book 4692, Page 165, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles B. Hand, Trustee from Fay Benson and Nan Woolwine by Deed dated October 15, 1974 and recorded on October 15, 1974 in Book 4859, Page 897, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Fay Benson and Nan Woolwine, a joint tenancy with right of survivorship from Charles B. Hand, Trustee by Deed dated October 15, 1974 and recorded on October 15, 1974 in Book 4859, Page 897, Register's Office for Davidson County, Tennessee. The said Fay Benson having since died on February 20, 2016 pursuant to Probate Case No. 16P653. Hannah Elizabeth Woolwine aka Nan Woolwine having since died March 20, 2022, her Last Will and Testament being probated in Probate Case No. 22P899, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4900 Jonquil Drive, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 24th day of AUGUST, 2022

Karen Suzanne Cook

Karen Suzanne Cook, Individually

Judy Paulette Lynch

Judy Paulette Lynch, Individually

Estate of Hannah Elizabeth Woolwine

BY: Karen Suzanne Cook

Karen Suzanne Cook, Co-Executrix

BY: Judy Paulette Lynch

Judy Paulette Woolwine, Co-Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

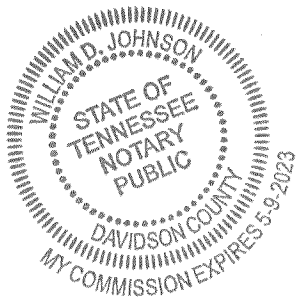
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Karen Suzanne Cook and Judy Paulette Lynch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2022.

Notary Public

My Commission Expires:

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

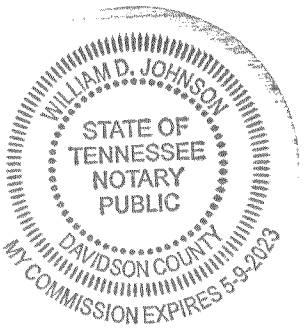
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Karen Suzanne Cook and Judy Paulette Lynch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Co-Executrixes of the Estate of Hannah Elizabeth Woolwine, the within named bargainor, and that they as such Co-Executrixes being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2022.

Notary Public

My Commission Expires:

(SEAL)



True Copy Certification

I, **Diane March,** 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 this the 24th day of August, 2022.

Affiant Signature
Date 08/24/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

