Karen Johnson Davidson County
Batch# 921931 DEEDWARR
09/27/2022 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220927-0106850

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$445,000.00~~

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2022.

Notary Public

My commission expires: 9-2-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joel Woodcock Abigail Woodcock	PrimeLending	044-14-0-116.00
1309 8th Street	18111 Preston Road, Suite 900	
Old Hickory, TN 37138	Dallas, TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **GREENWOOD BAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABIGAIL WOODCOCK AND JOEL WOODCOCK, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

House and Lot in Davidson County, Tennessee known as 1309 8th street, being Lot No. 54 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as Shown on plan recorded on August 21, 1948, in Book 1424, page 75, Register's Office for Davidson County, Tennessee, fronting 85 feet on Eighth Street and containing 0.33 acres, more or less.

Being the same property conveyed to Billy C. Anderson and Stella L. Anderson, husband and wife by Warranty Deed from Jeanette R. Flatt and Beverly R. Smith of record in Instrument No. 20021002-0120177 Register's Office for Davidson County, Tennessee, dated September 30, 2002 and recorded on October 02, 2002.

Being the same property conveyed to Greenwood BAM LLC, a Tennessee limited liability company by Warranty deed from Billy C. Anderson and Stella L. Anderson, husband and wife of record in Instrument No. 20220128-0010307 Register's Office for Davidson County, Tennessee, dated January 14, 2022 and recorded on January 28, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1309 8th Street, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of September, 2022.

Greenwood BAM, LLC, a Tennessee Limited Liability Company

By: _____
Peter Matteson, Member

By: _____
Derrick Royer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter Matteson, Member and Derrick Royer, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Members of Greenwood BAM, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of September, 2022.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 09/27/2022 ____ (date of document).

Affiant Signature

09/27/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of September, 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