This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 923400 DEEDWARR
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Fees: $28.00 Taxes: $841.75
20220929-0107781

WARRANTY DEED

THIS DEED, made and entered into on this the 27 day of September, 2022, by and between **SHERRY METTETAL WOODS and ELLA JEAN WOODS DEASON,** parties of the first part, and **NASHWOOD REAL ESTATE, INC., a Tennessee S-Corporation.,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property situate in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 4 on the plan of Belle Acres, Section I, as of record in Book 5200, Page 144, and revised in Book 5200, Page 277, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 36 feet on the easterly margin of Farley Place, and extends back 151.44 feet on the southerly line and 118.47 feet on the northerly line to a dead line in the rear measuring 33.51 feet thereon.

BEING the same property conveyed to Sherry Mettetal Woods, by Warranty Deed dated February 8, 2019, from Bryan Eugene Denson and wife, Cherri Harris Denson, their 1/2 undivided interest, which appears of record in the Register's Office for Davidson County, at Nashville, Tennessee in Instrument No. 20190211-0012830.

BEING the same property conveyed to Sherry Mettetal Woods, unmarried, Trustee for Ella Jean Woods Denson by Quitclaim Deed dated July 19, 2017, from Teddie Michelle Woods Waddell, married, (formerly known as Michelle

Denson), which appears of record in the Register's Office for Davidson County, at Nashville, Tennessee in Instrument No. 20170719-0072858.

THE PROPERTY ADDRESS AND/OR TAX PARCEL IDENTIFICATION NUMBER SHOWN HEREIN ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS, AND ARE NOT HEREBY INSURED. THIS INFORMATION IS FOR DESCRIPTIVE PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS AMENDING OR ALTERING THE DESCRIPTION SET FORTH ABOVE IN ANY WAY:

Tax Map No. 095-05-0A-004.00

Property Address: 2013 Farley Place, Nashville, TN 37210

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, its successors and assigns in fee simple forever.

The parties of the first part covenant with the party of the second part that they are lawfully seized and possessed of the property herein described and hereby conveyed, that they have a good right and full authority to convey same, that the same is unencumbered; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2022 are prorated and the payment is assumed by the party of the second part.

IN TESTIMONY WHEREOF, Witness the signatures of the parties of the first part hereunto affixed, on the day and year first above written.

Sherry Mettetal Woods

Ella Jean Woods Deason

STATE OF Arkansas)
:ss
COUNTY OF Drew)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, SHERRY METTETAL WOODS and ELLA JEAN WOODS DEASON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of September, 2022.

MARIA WALLACE COMM. NO. 12712330 NOTARY PUBLIC COMM. EXP. 10-06-2030 DREW COUNTY, ARKANSAS

Maria Wallace
Notary Public

My Commission Expires:

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Nashwood Real Estate, Inc.

Address: 1355 Sweetwater Dr
Brentwood, TN 37027

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $227,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 21st day of September, 2022.

Notary Public

My Commission Expires:

1/26/25

REBECCA A. THEALL
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

CERTIFICATION

I, Ashley Davis, do hereby make oath that I am a licensed attorney and/or 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 _____ (date of document).

_____
Affiant Signature

_____
Date

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Sworn to and subscribed before me this 29 day of September, 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 5/13/2024

BRIDGET HENDRICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN