WARRANTY DEED

Karen Johnson Davidson County
Batch# 932828 DEEDWARR
10/21/2022 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.13
20221021-0114993

File No. EY-22-3105

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson E

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $634,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Thomas Bryan Woodlee and Stephanie Houston Woodlee	New Owner	
(NAME)	(NAME)	064-02-0-079.00
204 Rolling Mill Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Nancy S. Otto, Surviving Trustee of The Otto Family Trust dated July 17, 2014, amended and restated**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Bryan Woodlee and wife, Stephanie Houston Woodlee**, HEREINAFTER CALLED THE GRANTEE, 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. 219 on the Plan of Revision Lots 218 & 219, Brandywine Farms, Section 12 of record in Plat Book 5060, Page 6, 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 Walter F. Otto and Nancy S. Otto, as Co-Trustees of the Otto Family Trust by Quitclaim deed from Walter F. Otto and Nancy S. Otto, husband and wife of record in Instrument No. 20181008-0099727 Register's Office for Davidson County, Tennessee, dated October 05, 2018 and recorded on October 08, 2018.

Being the same property conveyed to Walter F. Otto and Nancy S. Otto, as Co-Trustees of the Otto Family Trust, as amended, dated July 17, 2014 by Quitclaim deed from Walter F. Otto and Nancy S. Otto, as Co-Trustees of the Otto Family Trust, as amended, dated July 17, 2014, who acquired title as Walter F. Otto and Nancy S. Otto, as Co-Trustees of the Otto Family Trust, as amended of record in Instrument No. 20190524-0049294 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 24, 2019. Walter F. Otto subsequently died on June 5, 2020.

This is property more commonly known as 204 Rolling Mill Court, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 21st day of October, 2022.

The Otto Family Trust dated July 17, 2014

By: _____
Nancy S. Otto, Surviving Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Nancy S. Otto, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of The Otto Family Trust dated July 17, 2014, amended and restated, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 21st day of October, 2022.

_____
Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/21/2022.

Date

Affiant Signature

10/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of October, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025