Karen Johnson Davidson County
Batch# 933455 DEEDWARR
10/25/2022 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20221025-0115478

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL WOOD AND PANDORA DUFFER WOOD, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW HENDERSON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT NO F-3, PARCEL 603, IN LAKESIDE RETIREMENT VILLAGE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME OF RECORD IN BOOK 7977, PAGE 92, AND RE-RECORDED IN BOOK 8164, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO MICHAEL WOOD AND PANDORA DUFFER WOOD, A MARRIED COUPLE, BY QUITCLAIM DEED FROM ESTELLE COPELIN, AN UNMARRIED WOMAN, DATED SEPTEMBER 19, 2018, OF RECORD IN INSTRUMENT NO 20210907-0119530, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **511 JONES ST APT F3, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 19th day of October, 2022.

Michael Wood
MICHAEL WOOD

Pandora Duffer Wood
PANDORA DUFFER WOOD

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MICHAEL WOOD and PANDORA DUFFER WOOD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville (City), Tennessee (State), on this the 19th day of October, 2022.

Notary Public
My Commission Expires: 09/18/2024
Notarized online using audio-video communication

STATE OF TENNESSEE NOTARY PUBLIC
CAITLIN SWAFFER
COUNTY OF MONTGOMERY

Online Notary Public
My Commission Expires
September 18, 2024

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$ 170,000.00**.

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2022.

Notary Public
My Commission Expires: 4/18/26

STACEY GARY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
ANDREW HENDERSON
1004 A EAST OLD HICKORY BLVD
MADISON, TN 37115

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 044 11 0A 603.00

True Copy Certification

I, Brittney Clark, 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 original document executed and authenticated according to law on **10/20/2022**.

Brittney Clark **10/24/2022**

Affiant Signature Date

State of: Tennesee
County of: Montgomery

Sworn to and subscribed before me this **24** day of **October**, 20**22**.

L. Ruble

Notary's Signature

My Commission Expires: 12/12/23

Notary Seal

L. RUBLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY