Karen Johnson Davidson County
Batch# 933604 DEEDWARR
10/25/2022 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20221025-0115699

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

Affiant

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

Carmen Coats
Notary Public

(Affix Seal)

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

2022-10-480

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffery Austin McClelland 811 East Campbell Road Nashville, TN 37115	UNITED WHOLESALE MTG, LLC 585 SOUTH BLVD EAST PONTIAC, MI 48341	Map/Parcel 033-15-0-117.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Bryan Woodlee and Stephanie A. Woodlee, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffery Austin McClelland, an unmarried man** hereinafter called the GRANTEE, his heirs and assigns, that 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. 3 on the Plan of Green Forest of record in Plat Book 3700, Page 8, 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 Thomas Bryan Woodlee and wife, Stephanie A. Woodlee by Warranty deed from George William Aust Jr, and wife, Virginia G. Aust of record in Instrument No. 20141103-0101147 Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on November 03, 2014.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2022 and subsequent years, a lien now due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 811 East Campbell Road, Nashville, TN 37115 .

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, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 21st day of October, 2022:

Thomas Bryan Woodlee

Thomas Bryan Woodlee

Stephanie A. Woodlee

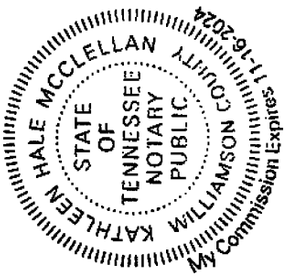
Stephanie A. Woodlee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of October, 2022, before me personally appeared Thomas Bryan Woodlee and Stephanie A. Woodlee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:



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 October 25, 2022 (date of document).

Affiant Signature

October 25, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023