Karen Johnson Davidson County
Batch# 936787 DEEDWARR
11/02/2022 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,760.83
20221102-0118174

WARRANTY DEED

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

2022-09-445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of November, 2022

(Affix Seal) Carmen Coats Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Woolf and Elizabeth Cambridge 2318 Traemoor Village Place Nashville, TN 37209	SW BC 9311 San Pedro Avenue San Antonio TX 78216	Map/Parcel 114-07-0A-094.00-CO

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, **Raymond Maggard and Jennifer Maggard, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Woolf and Elizabeth Cambridge, husband and wife,** hereinafter called the GRANTEES, their 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 Unit No. 94 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond Maggard and Jennifer Maggard, husband and wife by Warranty deed from Mark Van Deusen and Monika Van Deusen, husband and wife of record in Instrument No. 20190722-0071532 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 22, 2019.

This conveyance is subject to the following: 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 2318 Traemoor Village Place, Nashville, TN 37209.

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 the GRANTORS, do covenant with the said GRANTEES 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 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.

Effective the ____ day of November, 2022:

Raymond Maggard

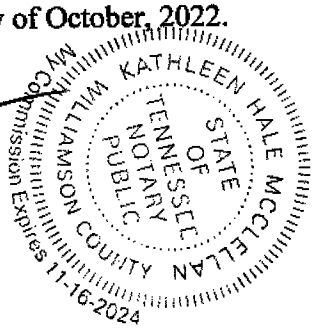
Jennifer Maggard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of October, 2022, before me personally appeared Raymond Maggard and Jennifer Maggard, 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 31st 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 November 2, 2022 (date of document).

Affiant Signature

November 2, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 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