THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3946
Parcel ID: 142-09-0D-113.00

Karen Johnson Davidson County
Batch# 946421 DEEDWARR
12/01/2022 09:44:27 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20221201-0125730

Property Address:
1035 General George Patton Road, Nashville, TN 37221

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Warranty Deed

Send Tax Statements To:
Mortgage Investors Group
8320 E. Walker Spring Ln # 200
Knoxville, TN 37923

Address of New Owner:
Charles + Nancy Carroll
1035 General George Patton Rd
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **LISA LEE WOODALL, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CHARLES GRADY CARROLL and NANCY DIANE CARROLL HUSBAND AND WIFE,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1035, together with the carport designated No. 1035-C on River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, said Register's Office, and described in Master Deed recorded in Book 5794, page 526, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to LISA LEE WOODALL, an unmarried woman by Deed dated June 25, 2020 from THE CRUMP JOINT REVOCABLE LIVING TRUST AGREEMENT dated December 16, 1997, recorded July 24, 2020, in Instrument Number 20200724-0081717, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1035 General George Patton Road, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 5200, page 359 and Plat Book 5200, page 360, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to Comcast of Nashville I, LLC as contained in Instrument No. 20121114-0104723, Register's Office for Davidson County, Tennessee.

4. Easement Settlement Deed granted to U.S. Sprint Communications Company as contained in Instrument No. 20140114-0003778, corrected in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association of record in Instrument No. 20050415-0042393, Register's Office for Davidson County, Tennessee.

6. Master Deed and By-Laws for Homeowner's Association as contained in Book 5794, page 526, Instrument No. 20050504-0050172, Instrument No. 20060512-0056329, Instrument No. 20080423-0041324, Instrument No. 20080429-0043657 and Instrument No. 20100415-0028541, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 30 day of November, 2022.

LISA LEE WOODALL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named LISA LEE WOODALL, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of November, 2022.

Notary Public

My Commission Expires: 7/1/23

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $430,000.00.

Affiant

SWORN TO and subscribed before me on this 30 day of November, 2022.

Notary Public

My Commission Expires: 7/1/23

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY