Karen Johnson Davidson County
Batch# 960460 DEEDWARR
01/12/2023 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20230112-0002692

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

File #22-DM-4121-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Janet Lynn Woodruff (NAME)	New Owner (NAME)	
4121 Westlawn Drive (ADDRESS)	(ADDRESS)	**103 08 0 150.03**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALAN BRADLEY SMITH, AS TRUSTEE OF THE A. BRADLEY SMITH REVOCABLE TRUST DATED MARCH 18, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANET LYNN WOODRUFF, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 part of Lot No. 336 on the map of Richland Realty Co's West Lawn Subdivision of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the Southernly margin of Westlawn Drive, 50 feet East of the common corner of Lots Nos. 336 and 337; thence Southerly, parallel to the line between said Lots 150 feet to a point; thence Easterly 50 feet to a point 100 feet East of the line between Lots 336 and 337; thence Northerly 150 feet to the Southerly margin of Westlawn Driveway; thence with the margin of the same Westerly 50 feet to the beginning.

Being the same property conveyed to Erik Robert Skoldberg and Wife, Kylie Erin Skoldberg, by Warranty Deed from Aspen Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191217-0129960, in the Register's Office of Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019.

Being the same property conveyed to Alan Bradley Smith, an unmarried man by Warranty Deed from Erik Robert Skoldberg and Kylie Erin Skoldberg, husband and wife, of record in Instrument No. 20210625-0086624, in the Register's Office of Davidson County, Tennessee, dated June 24, 2021 and recorded on June 25, 2021.

Being the same property conveyed to Alan Bradley Smith, as Trustee of the A. Bradley Smith Revocable Trust, Dated March 18, 2021 by Quitclaim Deed from Alan Bradley Smith, an unmarried man, of record in Instrument No. 20210823-0113406, in the Register's Office of Davidson County, Tennessee, dated August 20, 2021 and recorded on August 23, 2021.

This conveyance is subject to:
*restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Richland Realty Co's West Lawn Subdivision, as recorded in Plat Book 421, Page(s) 32.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20190322-0026298.
*No coverage is provided as to the amount of acreage or square footage of the land.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4121 Westlawn Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 10th day of January, 2023.

A. Bradley Smith Revocable Trust dated March 18, 2021

By: _____
Alan Bradley Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2023, before me personally appeared Alan Bradley Smith, Trustee of A. Bradley Smith Revocable Trust dated March 18, 2021, 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 10th day of January, 2023.

_____
Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1/10/23 (date of document).

Jennifer L. Pennell

1/12/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of January, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

