Karen Johnson Davidson County
Batch# 963428 DEEDWARR
01/23/2023 02:06:30 PM 5 pgs
Fees: $28.00 Taxes: $725.20
20230123-0005145

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 400 Sugartree Lane, # 220, Franklin, TN 37064-3073

Address New Owner	Send Tax Bills To:	Map/Parcel
Alphonso Woodland **Larita Y. Woodland** 4228 Enchanted Circle Nashville TN 37218	Same	081 10 0 317.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater is $196,000.00

AFFIANT

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of January 2023.

Mildred Selman
NOTARY PUBLIC

My commission expires: 07.03.2023

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Eric R. Fletcher**, unmarried ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto the **Alphonso Woodland**, and **Larita Y. Wood**, husband and wife, ("Grantees"), their heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

THIS IS PROPERTY KNOWN AS
1634 25TH AVENUE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37208-2314

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this 20th day of January 2023.

GRANTOR:

ERIC R. FLETCHER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Eric R. Fletcher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within-named bargainor, and that he executed the foregoing General Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this 20th day of January 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 07.03.2023

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Map of Georgia Industrial Realty Company's Subdivision, as of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point on the south margin of Osage Street, at the northwest corner of the land conveyed to Robert V. Wilkes by deed on record in Book 936, Page 596, Register's Office for Davidson County, Tennessee, said point being 200 feet more or less west of west margin of 24th Avenue North; thence along Wilkes westerly line, southerly 150 feet to a point; thence westerly 91.5 feet more or less to the easterly margin of 25th Avenue North, extended; thence with the margin of the same, northerly 150 feet more or less to the southerly margin of Osage Street; thence with the margin of the same, easterly 91.5 feet more or less to the beginning, as shown by survey made by E. L. Spain, Jr., Surveyor, February 26, 1955.

INCLUDED IN THE ABOVE PROEPRTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Map of Georgia Industrial Realty Company's Subdivision, as of record in Plat book 421, Page 188, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point on the southerly margin of Osage Stret, at the northwest corner of the land conveyed to Robert V. Wilkes by deed of record in Book 936, Page 596, Register's Office for Davidson County, Tennessee, said point being 200 feet more or less west of the westerly margin of 24th Avenue North; thence along Wilkes westerly line, southwardly 95 feet to a point; thence westerly 91.5 feet, more or less, to the easterly margin of 25 Avenue North, extended; thence with the margin of the same, northwardly 95 feet more or less to the southerly margin of Osage Stret; thence with the margin of the same, eastwardly 91.5 feet, more or less to the beginning, as shown by survey made by E. L. Spain, Jr., Surveyor, February 26, 1955.

Being the same property conveyed to Eric R. Fletcher by Warranty Deed dated June 30, 2010 from Anita L. Fletcher, of record as Instrument No. 20100702-0052047, recorded on July 2, 2010, Register's Office of Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2023 and thereafter, a lien not yet due and payable, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the survey performed by E. L. Spain, Jr., Surveyor, dated February 26, 1955, as referenced in the deed of record in Instrument No. 20100702-0052947, Register's Office for Davidson County, Tennessee.

4. Subject to Deed of Trust dated September 24, 2018, by Eric R. Fletcher, unmarried, and David G. Mangum, 2303 Franklin Road, Nashville, Tennessee, 37204, recorded as Instrument No. 20180927-0095826, Register's Office for Davidson County, Tennessee.

5. Subject to Loan Assumption Agreement dated January 20, 2023, by Alphonso Woodland, assuming the indebtedness of Eric R. Fletcher pursuant to the Deed of Trust dated September 24, 2018 recorded as Instrument 20180927-0096827, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document – General Warranty Deed, dated January 20, 2023 – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

This 23rd day of January 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 23rd day of January 2023.

MILDRED A. SELMAN, Notary Public

My commission expires: 07.03.2023