Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-2153

Karen Johnson Davidson County
Batch# 973912 DEEDWARR
02/24/2023 10:24:18 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20230224-0013144

WARRANTY DEED

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2023

Notary Public

MY COMMISSION EXPIRES: 07/03/2023

(AFFIX SEAL)

MST 2023-0065

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Widenhofer and Jake Widenhofer	Same as new owners	052-13-0-070.00
(NAME)	(NAME)	
2153 Wooddale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jessica Roughton, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Widenhofer and Jacob Widenhofer, Wife and Husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 19 on the Plan of Woodale Grove Annex Subdivision of Part of J.H. Gothard's Lands (also Known as Wooddale Drive Annex) of record in Plat Book 547, Page (s) 109 and 110, 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 Jessica Roughton by Warranty deed from Carol B. Hodge of record in Instrument No. 20160229-0018845, Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on February 29, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ~~ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy.~~ Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Book 547, Page(s) 109 and 110, Register's Office for Davidson County, Tennessee. Subject to the flow of any creeks, streams, or branches across subject property.

This property, known as 2153 Wooddale Lane, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 21st DAY OF February, 2023.

Jessica Roughton

STATE OF Tennessee

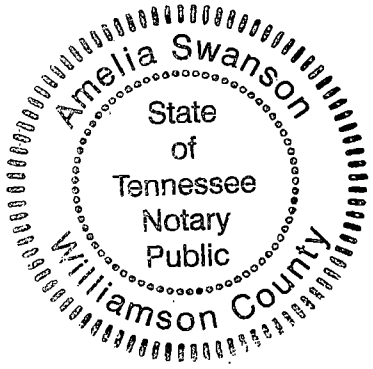
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jessica Roughton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of February, 2023.

Notary Public

My commission expires: 4/24/23



(SEAL)