Karen Johnson Davidson County
Batch# 975916 DEEDWARR
03/01/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230301-0014689

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me this 1st day of March, 2023.

Notary Public
My commission expires 02/24/2024

ISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William Summers 1210 Jones Street Old Hickory, TN 37138	New Owner	053-03-0-044

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Anita B. Woods, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **William Summers, unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 119 on the Plan of Section B, Village of Old Hickory, as of record in Book 1424, page 67. Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Jones Street at the common corner of Lots 118 and 119; thence with the line between said lots, westwardly 131 feet to the easterly margin of Cleves Street; thence with the margin of said Street, southwardly 67.9 feet to the beginning of a curve; thence along said curve, southeastwardly 15.7 feet to a point in the north margin of 13th Street; thence with the margin of said Street, eastwardly 111 feet to the beginning of a curve; thence with said curve, northeastwardly 15.7 feet to a point in the westerly margin of Jones Street; thence with the margin of the same, northwardly 66.9 feet to the beginning.

Being the same property conveyed to Jerry L. Woods and wife, Anita B. Woods by Quitclaim Deed from the Heirs at Law of Remon Baker of record in Book

10487 Page 99, Register's Office for Davidson County, Tennessee, and dated May 30, 1997. Jerry L. Woods died on 12/08/2021 leaving Anita B. Woods as sole surviving tenant.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Section B, Village of old Hickory of record in Plat Book 1424 Page 67 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1210 Jones Street, Old Hickory, TN 37138

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28 day of February, 2023.

Anita B. Woods

Anita B. Woods

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2023, before me personally appeared Anita B. Woods, 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 28th day of February, 2023.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Lisa Hodges, 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 the 1st day of March, 2023 (date of document).

Affiant Signature

Date: 03/01/2023

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 1st day of March, 2023.

Notary Public

My Commission Expires: September 23, 2026

