Karen Johnson Davidson County
Batch# 978053 DEEDWARR
03/07/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230307-0016473

Name and Address of New Owner:
Glenn Taylor
7611 Veranda Court
Nashville, TN 37221

Send Tax Bills To: New American Funding
PO Box 650076; Dallas, Tx 75265-0076

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 142-10-0E-065-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Whitney Wood-Bebout, a married woman, and Diane Wood, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Glenn Taylor, single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit No. 65 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to James C. Wood, Jr. married man and Whitney V. Wood, unmarried woman by Warranty Deed from Parkside Builders, LLC, dated August 23, 2017 and filed of record in Instrument No. 2010919-0095582 and filed of record in the Register's Office for Davidson County, Tennessee. James C. Wood died on 6/5/2021 leaving Diane Wood, James Brandon Wood, William Bennett Wood and Whitney Wood-Bebout as his heirs at law. Further being the same property conveyed to Whitney Wood Bebout and Diane Wood by Quitclaim Deed from James Brandon Wood and William Bennett Wood dated February 28, 2023 and filed of record in Instrument No. 2023060016047, in the Register's Office for Davidson County, Tennessee. For further reference see Affidavit of Heirships of record in Instrument No. 202303060016048 and Instrument No. 202303060016049, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 7611 Veranda Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of March, 2023.

Whitney Wood-Bebout (SEAL)
Whitney Wood-Bebout

LB by Whitney Wood-Bebout (SEAL) Attorney-In-Fact
Landon Bebout by Whitney Wood-Bebout, Attorney-In-Fact

Diane Wood (SEAL)
Diane Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2023, before me personally appeared Whitney Wood-Bebout, Whitney Wood-Bebout and Diane Wood, 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 3rd day of March, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of March, 2023, before me personally appeared Whitney Wood-Bebout, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Landon Bebout pursuant to a Specific Power of Attorney dated 2/23/23 and filed of record in Instrument No. 20230306-0016050, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Landon Bebout, as his attorney in fact.

Witness my hand and seal this 3rd day of March, 2022.

Notary Public
My Commission Expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy Carney
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of March, 2023.

Notary Signature
My commission expires: 1-11-26

Diane M. March STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 3rd day of March, 2023.

Affiant Signature
Date 03/03/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

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