Karen Johnson Davidson County
Batch# 982405 DEEDWARR
03/20/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230320-0019993

WARRANTY DEED

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

LR-NRE-23-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/23/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angela Marie Warner	Same as	
(NAME)	(NAME)	**095-05-0A-004.00-CO**
2013 Farley Pl	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **NASHWOOD REAL ESTATE, INC., A TENNESSEE S-CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELA MARIE WARNER, UNMARRIED,** 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 Lot No. 4 on the Plan of Belle Acres, Section One, of record in Plat Book 5200, Page 144, and revised in Book 5200, Page 227, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 36 feet on the easterly margin of Farley Place, and extends back 151.44 feet on the southerly line and 118.47 feet on the northerly line to a dead line in the rear measuring 33.51 feet thereon.

NOTE: The previous Deeds in 20220927-0107781 and in 20190211-0012830, and 20030807-0112305 contained an error in that the Plat page number was transposed as Plat Book as 5200, Page 277. This Deed shall serve to correct the Page number error by showing as Plat Book 5200, Page 227, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Nashwood Real Estate, Inc., a Tennessee S-Corporation by Warranty Deed from Sherry Mettetal Woods and Ella Jean Woods Deason of record in Instrument No. 20220929-0107781 Register's Office for Davidson County, Tennessee, dated September 27, 2022 and recorded on September 29, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 144 and revised Book 5200, Page 227, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5408, Page 360, corrected in Book 5412, page 771, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Open Spaces of record in Book 5477, Page 449, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4383, Page 233 and Book 5383, page 228, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2013 Farley Pl, Nashville, Tennessee 37210**.

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 17 DAY OF MARCH, 2023.

Nashwood Real Estate, Inc., a Tennessee S-Corporation

BY: _____
Derk Cheetwood
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DERK CHEETWOOD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of NASHWOOD REAL ESTATE, INC., A TENNESSEE S-CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the ~~22nd~~ 17th of March, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 08/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 17, 2023**.

Date

D Hardwick

Affiant Signature

March 17, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026