Karen Johnson Davidson County
Batch# 997235 DEEDWARR
04/27/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230427-0031202

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2023.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2023-138

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrew Richards Lutz	New Owner	
1053 Woodbury Falls Drive		128 12 0C 090.00
Nashville, TN, 37221		

WARRANTY DEED

For and in 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

Tait Wilson, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andrew Richards Lutz, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1053, together with the appurtenant interest in the common elements of Woodbury Townhomes, Phase I, a Horizontal Property Regime with Private Elements established by Declaration of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "E" to the aforementioned Declaration. (Subject property is a part of the property shown on the Boundary Plat of record in Instrument No. 20050216-0017693, said Register's Office.)

Being the same property conveyed to Tait Wilson, unmarried by Warranty Deed from Tonya Marie Simmons, an unmarried woman of record in Instrument No. 20161202-0126737, Register's Office for Davidson, Tennessee, dated November 30, 2016 and recorded on December 2, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1053 Woodbury Falls Drive, Nashville, TN 37221.**

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 our hands this 25th day of April, 2023.

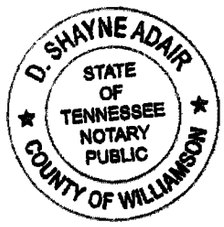
Tait Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/25/2023.

D. Shayne Adair

4/27/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 **day of** April, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026