Karen Johnson Davids
Batch# 1009897 DEEDWARR
06/01/2023 11 07 21 AM 2 pgs
Fees $13 00 Taxes $1,535 50

20230601-0041329

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

DM-TAG-23-1144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000 00

John Maclellan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(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)
John Maclellan	**Truist Bank**	
(NAME)	(NAME)	**128 12 0C 027 00**
1144 Woodbury Falls Ct	**1001 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Richmond, VA 23224**	
(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, **MATTHEW FLOYD, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN MACLELLAN, A SINGLE PERSON,** 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 Unit No 1144 on the Plan of Woodbury Townhomes Phase I, as shown Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I of record in Instrument Number 20050216-0017693, amended the PUD Boundary Plat for Woodbury, a Planned Unit Development, of record in Instrument Number 20060310-0028278, as amended in Instrument No 20080201-0010772, 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 Matthew Floyd, A Single Person, by Warranty Deed from Christopher M Myczkowski and Brittany Bennett Myczkowski, Husband and Wife, of record in Instrument No 20190809-0079511, in the Register's Office of Davidson County, Tennessee, dated August 07, 2019 and recorded on August 09, 2019

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary Plat Woodbury, A Planned Unit Development, as recorded in Instrument No 20050216-0017693
- Declaration of Covenants, Conditions and Restrictions recorded in 20060310-0028278 and as amended in Instrument No 20080201-0010772
- Easement recorded in Book 5074, Page 856, Book 5074, Page 945; Book 8083, Page 534; Book 8083, Page 541, Book 8083, Page 547 and Instrument No 20120810-0071791
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20050118-0005578
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1144 Woodbury Falls Ct, Nashville, Tennessee 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 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 30th DAY OF MAY, 2023

Matthew Floyd by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW FLOYD, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW FLOYD

Witness my hand and official seal, this the 30th of May, 2023

Notary Public
My Commission Expires 10/2/23
(SEAL)



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