Karen Johnson Davidson County
Batch# 1024766 DEEDWARR
07/11/2023 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230711-0052954

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of July, 2023.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 2023-726

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kristin Marie Freeman	New Owner	
1400 Woodfield Dr. Nashville, TN 37211		172-12-0B-035-00-CO

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

Mary S. Woods, a married woman

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

Kristin Marie Freeman, a single woman

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

Land in Davidson County, Tennessee, being Lot No. 382 on the Plan of Section Three Bradford Hills of record in Plat Book 7900, Page 239, and boundary Plat of record in Book 7900, Page 6, 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 Mary S. Woods by Special Warranty deed from General Electric Mortgage Insurance Company of record in Instrument No. 20030616-0082732

Register's Office for Davidson County, Tennessee, dated May, 27, 2003 and recorded on June 16, 2003.

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

This is improved property and the address of the herein described property is believed to be 1400 Woodfield Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

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 my hands this 30th day of June, 2023.

Mary S. Woods

Mary S. Woods

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2023, before me personally appeared Mary S. 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 30th day of June, 2023.

Notary Signature
My commission expires:1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/2023.

Affiant Signature – Joshua A. Terry

7/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/11/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON