WARRANTY DEED

Karen Johnson Davidson County
Batch# 1025271 DEEDWARR
07/12/2023 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20230712-0053319

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 1/6/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TJRT AllPros, LLC	New Owner	
(NAME)	(NAME)	080 08 0 205.00
3211 Mayer Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **KIMBERLY JACKSON AND LISA R. WOODLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TJRT ALLPROS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A 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. 121 on the Plan of Section 4, Bordeaux Hills, of record in Book 3600, Page 49, Register's Office for said County. Said Lot No. 121 fronts 55.46 feet on the Southwesterly side of Mayer Lane and runs back 120.35 feet on the Northwesterly line and 120.93 feet on the Southeasterly line, to a line at the rear measuring 59.63 feet thereon.

Being the same property conveyed to Robert L. Woodley and wife Ava L. Woodley, by Deed from James W. Kestner and wife, Sue A. Kestner, of record in Book 4649, Page 473, in the Register's Office of Davidson County, Tennessee, dated October 20, 1972. Also, see Order Recorded in Book 5876, Page 521 wherein the said property was vested in Robert L. Woodley. The said Robert L. Woodley having since died intestate December 28, 2022. Kimberly Jackson and Lisa R Woodley were the surviving heirs of Robert L Woodley by Affidavits of heirship recorded in the Registers office for Davidson County, Tennessee in Instrument No. 202307120053316____ & Instrument No. ____202307120053317___. Grantors warrant that this was not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3211 Mayer Lane, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 10th day of July, 2023

KIMBERLY JACKSON

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 Kimberly Jackson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2023

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public

Witness my hand this 16th day of July, 2023

LISA R WOODLEY BY KIMBERLY JACKSON, AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2023, before me personally appeared Kimberly Jackson, to me known to be the person who executed the foregoing instrument as Attorney-In-Fact on behalf of Lisa R. Woodley and acknowledged that she executed the same as the free act and deed of Lisa R. Woodley.

Witness my hand and official seal this 16th day of July, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public

Certificate of Authenticity

I, Holly A Mason, 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 7/10/23.

Affiant Signature

7/10/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10 day of July, 2023

Notary's Signature

(Notary Seal)

My Commission Expires: 1/6/25

202307120053319