Karen Johnson Davidson County
Batch# 1025893 DEEDWARR
07/13/2023 01:58:30 PM 7 pgs
Fees: $38.00 Taxes: $841.75
20230713-0053827

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW A. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16141NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Wanda Williams	Wanda Williams	09510001500
(NAME)	(NAME)	
3804B Abbott Martin Road	3804B Abbott Martin Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Seven Thousand Five Hundred And No/100 Dollars ($227,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOHN H. WOODALL, JR., EXECUTOR OF THE ESTATE OF DOROTHY JEAN WOODALL AND SCENIC VIEW BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION AND BRIANA ELIZABETH DIEHL AND ELIZABETH BLACK BIRMINGHAM AND HARRIETT TURNER AND MARY DIEHL AND JOHN H. WOODALL, JR. AND H. JAMES WRIGHT AND JOHN H. WOODALL, III AND MICHELLE JENKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA WILLIAMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a lot No. 177 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, Page 118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Margaret W. Cayce from Dorothy Jean Woodall by Quitclaim Deed recorded on June 26, 1996, in Book 10098, Page 417, Register's Office for Davidson County, Tennessee. The said Margaret W. Cayce died testate on September 7, 2014, and by virtue of her Last Will and Testament devised the subject property to the residuary beneficiaries, Harriet P. Turner, Joyce Fuhrer, Catherine Elizabeth Birmingham, and Thomas E. Cayce, III. See Docket No. 14P1757, Probate Court Clerk's Office for Davidson County, Tennessee. See also Executor's Deed of record in Instrument Number 20150723-0072528, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 531 Bismark Drive, Nashville, TN 37210
(House No.) (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 successors 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 29th day of June, 2023.

John H. Woodall, Jr., Executor of The Estate of Dorothy Jean Woodall

BY: _____
John H. Woodall, Jr.
Executor

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 day of June, 2023 before me, appeared **John H. Woodall, Jr.**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the **Executor of The Estate of Dorothy Jean Woodall,** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **John H. Woodall, Jr.** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 2/7/2024
NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Scenic View Baptist Church, a Tennessee non-profit corporation

BY: Faye Tuttle

Faye Tuttle
Authorized Agent

STATE OF TENNESSEE

COUNTY OF Williamson

On this 13th day of July, 2023, before me, appeared **Faye Tuttle**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the **Authorized Agent** of **Scenic View Baptist Church,** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Faye Tuttle**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/3/26

ANDREA ALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Harriett Turner

Harriett Turner

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 day of June, 2023 before me personally appeared **Harriett Turner,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Williamson County, Tennessee this 29 day of June, 2023

Commission Expires: 2/7/2024

Linda M Smith

Notary Public

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Mary Diehl

Mary Diehl

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 day of June, 2023 before me personally appeared **Mary Diehl,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Williamson County, Tennessee this 29 day of June, 2023

Commission Expires: 2/7/2024

Linda M Smith

Notary Public

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

John H. Woodall, III

John H. Woodall, III

STATE OF TENNESSEE ~~Alabama~~
COUNTY OF Mobile

On this 6 day of July, 2023, before me personally appeared **John H. Woodall, III** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Mobile County, Alabama this 6 day of July, 2023.

Commission Expires: 7/29/2023

Notary Public

STACY WILLIAMS NOTARY PUBLIC STATE OF ALABAMA

Michelle Jenkins

Michelle Jenkins

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of June, 2023, before me personally appeared **Michelle Jenkins,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30th day of June, 2023.

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

Notary Public

Briana Elizabeth Diehl

BY: _____
Anna Diehl, Guardian

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of June 2023, before me personally appeared **Anna Diehl** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30th day of June 2023.

Commission Expires: 8/3/26

_____
Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Elizabeth Black Birmingham

BY: _____
Catherine Cayce Birmingham, Guardian

BY: _____
Patrick Dean Birmingham, Guardian

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10th day of July 2023, before me personally appeared **Catherine Cayce Birmingham and Patrick Dean Birmingham,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 10th day of July 2023.

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

John H. Woodall, Jr., Individually

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10 day of July 2023, before me personally appeared **John H. Woodall, Jr.** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 10th day of July 2023.

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

~~James H. Wright~~ H. James Wright

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of June 2023, before me personally appeared ~~James H.~~ H. James **Wright,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of June 2023

Commission Expires: 2/7/2024

Notary Public

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 7/13/2023 (date of document).

Affiant Signature
Date 7/13/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 13 day of July, 20 23

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY