Karen Johnson Davidson County
Batch# 1052752 DEEDWARR
09/21/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,733.93
20230921-0074336

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1052752 DEEDWARR
09/21/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,733.93
20230921-0074336

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $738,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-05-2026

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amber Sands	Same as new owner	072-16-0C-002. 00-CO
(NAME)	(NAME)	
307 B McKennell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 considerations, the receipt of which is hereby acknowledged, we **Andrew T. Wood and Bonnie H. Wood, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Amber Sands, a single woman,** hereinafter called the GRANTEE(S), her 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 Unit No. B on the Plan of McKennell Drive Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of McKennell Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131007-0105114, and restated in Instrument No. 20140102-0000261, and amended in 20150917-0094299, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of McKennell Drive Townhomes, shown on Exhibit "C" & "D" to the Declaration of Covenants of record in Instrument No. 20131007-0105114, and restated in Instrument No. 20140102-0000261, and amended in 20150917-0094299, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Andrew T. Wood and Bonnie H. Wood, husband and wife by Warranty Deed from Mairead Callahan, unmarried, dated 05/31/2018, of record in Instrument No. 20180601-0052109, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 307 B McKennell Drive, Nashville, TN 37206

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 19th day of September, 2023.

Andrew T. Wood

Bonnie H. Wood

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew T. Wood and Bonnie H. Wood, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of September, 2023.

Notary Public:
My Commission Expires: 3/9/2027

John M. Wells
State of Tennessee Notary Public
Davidson County

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **September 19, 2023**.

Affiant Signature

September 21, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

21st day of **September**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

