STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2023.

Notary Public
MY COMMISSION EXPIRES: 7/6/2026
File No. G23-19763

Karen Johnson Davidson County
Batch# 1060584 DEEDWARR
10/13/2023 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,990.60
20231013-0080533

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scott Woodham (NAME)	SCOTT WOODHAM (NAME)	060-00-0A-002-00
701 ARBOR TRACE CIRCLE (STREET ADDRESS)	701 ARBOR TRACE CIRCLE (STREET ADDRESS)	
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kelly R. Wilder and Jessica F. Wright Wilder, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Woodham, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Unit No. 2, Magnolia East, as shown in the Declaration of Covenants, Conditions and Restrictions for Magnolia East of record in Instrument Number 20160726-0076751, as amended in Instrument Number 20161013-0108361, 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 Kelly R. Wilder, an unmarried man and Jessica F. Wright, an unmarried woman by Deed from CAM Properties, LLC, dated March 15, 2019, recorded March 19, 2019, in Instrument Number 20190319-0024685, Register's Office of Davidson County, Tennessee. The said Kelly E. Wilder and Jessica F. Wright having since married and is now known as Jessica F. Wright Wilder.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 701 Arbor Trace Circle, Nashville, TN 37207.

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. Whenever 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 12th day of October, 2023.

Kelly R. Wilder

Jessica F. Wright Wilder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 2023, before me personally appeared Kelly R. Wilder and Jessica F. Wright Wilder, 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 12th day of October, 2023.

Notary Signature
My commission expires: 1/28/26

DANIEL T. MOSER
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **October 12, 2023**.

Date

Affiant Signature

October 13, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **13** day of **October**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)