This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#2295-86

ADDRESS NEW OWNER:
Kenneth Woods
4384 Baton Rouge Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

Parcel ID:
075-07-0-171

MORTGAGEE:
Golden Rule Mortgage
5115 Maryland Way, Suite 310
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Houston E. Wolford, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Kenneth Woods, a single man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Highlands of Tulip Grove, Section 4, as of record in Book 4860, Page 85, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 86 fronts 77.57 feet on the westerly side of Baton Rouge Drive and runs back 160.0 feet on the northerly line and 156.97 feet on the southerly line to a line in the rear which measures 97.1 feet thereon.
>
> Being the same property conveyed to Houston E. Wolford by deed dated November 14, 1983 from Richard Whitfield and wife, Theresa Lindsley Whitfield,, recorded November 15, 1983, of record in Book 6176, Page 263, Register's Office for Davidson County, Tennessee.
>
> This instrument is executed on behalf of Houston E. Wolford by virtue of a written Power of Attorney of record in Instrument No. 20230928-0076332, Register's Office for Davidson County, Tennessee.

This is improved property known as 4384 Baton Rouge Drive, Hermitage, TN 37076. Possession is to be given on October 4, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

Karen Johnson Davidson County
Batch# 1068619 DEEDWARR
11/06/2023 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,149.78
20231106-0086464

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 3 day of October 2023.

Houston E. Wolford by Jean W. Gibson, Attorney-In-Fact
Houston E. Wolford by
Jean W. Gibson, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 3 day of October 2023, before me personally appeared **Jean W. Gibson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Houston E. Wolford as his attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20230928-0076332, Register's Office, Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Houston E. Wolford as his attorney in fact.

NOTARY PUBLIC

My Commission Expires: 3/2/25

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

* * * * * *

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$310,750.00~~.

AFFIANT

Subscribed and sworn to before me on this 4th day of October 2023.

NOTARY PUBLIC

My Commission Expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie 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 10.4.23 (date of document).

Affiant Signature

10.4.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

