Karen Johnson Davidson County
Batch# 1069088 DEEDWARR
11/06/2023 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20231106-0086863

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37938-10-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 3rd day of November, 2023. Notary Public My Commission Expires: 5-9-2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Golden Local LLC 1420 Dugger Dr. Nashville, TN 37206	**Send Tax Bills To:** New Owner 1420 Dugger Dr. Nashville, TN 37206	**Tax Information:** Map and Parcel No.: 11501003300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall R. Woodward, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Golden Local LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 931 Downey Drive, Nashville, TN 37205.

The subject property has never served as the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of November, 2023.

Randall R. Woodward
by Gerald G. Patterson, Atty-in-Fact

Randall R. Woodward by Gerald G. Patterson, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Randall R. Woodward, and he is authorized by Randall R. Woodward to execute this instrument on his behalf.

Witness my hand, at office, this 3rd day of November, 2023.

Eileen K. Hopkins

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 14 on the Plan of Brook Meade Addition, Section 1, as of record in Book 2663, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 153.0 feet on the Westerly margin of Downey Drive, and runs back 252.8 feet on the South sideline and 258.0 feet on the North sideline, and measuring 172.4 feet across the rear line.

Being the same property conveyed to Austin A. Woodward, unmarried, and Randall R. Woodward, unmarried, as joint tenants with right of survivorship, by deed dated January 14, 2016 from Scot Campbell Whitaker and Eli Meredith Whitaker III and Matthew Kent Whitaker of record in Instrument No. 20160125-0006740, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 10, 2020 of record in Instrument No. 20200710-0075442, Register's Office for Davidson County, Tennessee, Austin A. Woodward, unmarried, conveyed his interest in subject property to Randall R. Woodward, unmarried.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive Covenants contained in an instrument of record in Book 2797, Page 95, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, page 53, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4462, Page 113, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 3, 2023 (date of document).

Affiant Signature

November 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of November, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023