Karen Johnson Davidson County
Batch# 1078704 DEEDWARR
12/05/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231205-0093896

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Sandra Patterson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0506

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sandra Y. Patterson	NEW OWNER	Map: 182060A39000CO
(NAME) 9045 Ristau Drive	(NAME) 9045 RISTAU DR.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) ANTIOCH TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JULIAN WOOD AND WIFE, JACQUELINE WOOD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANDRA Y. PATTERSON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 327, on the plan of Final Plat, Old Hickory Hills, Phase III, Section II, according to plat and survey appearing of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Julian Wood and wife, Jacqueline Wood, by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20111102-0085151, dated October 26, 2011, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20070516-0058484, said Register's Office; (3) Sanitary Sewer and/or Storm Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20001030-0107214, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, in the Register's Office for Davidson County, Tennessee; (5) Easement to United Telephone Company of record in Instrument No. 20020123-0009339, in the Register's Office for Davidson County, Tennessee; (6) Easement for Ingress and Egress to Cemetery of record in Instrument No. 20000203-0011193, in the Register's Office for Davidson County, Tennessee; (7) Charter of Old Hickory Hills Homeowners Association of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, in the Register's Office for Davidson County, Tennessee; (8) Rules and Regulations of record in Instrument No. 20151229-0130686, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20020116-0006750, amended in Instrument No. 20101116-0091730, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 9045 Ristau Drive, Antioch, TN 37013
(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 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. 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 30th day of October, 2023.

Julian Wood

Jacqueline Wood

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julian Wood and Jacqueline Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of October, 2023.

My Commission Expires: 2/2/25

Notary Public

JAMES M GRAYGO
Notary Public - State of Florida
Commission # HH 072380
My Comm. Expires Feb 2, 2025
Bonded through National Notary Assn.

Certificate of Authenticity

I, Holly A Mason, 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 10/30/23.

Affiant Signature

10/30/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 30 day of October 2023

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25