WARRANTY DEED

Karen Johnson Davidson County
Batch# 1078964 DEEDWARR
12/06/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231206-0094250

File No. TJ-23-5731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross Stone and Kelly Martin	**Same as New Owners**	
(NAME)	(NAME)	084-11-0-091.00
2813 Renee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **William H. Bodaford and Billie W. Bodaford a/k/a Willie Nell Bodaford, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ross Stone, unmarried and Kelly Martin, unmarried, as tenants in common**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 45 on the Plan of Section Two, Sunny Acres of record in Plat Book 2663, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 130 feet on the Southwesterly side of Renee Drive and runs back 268.2 feet on the Northwesterly line and 232.4 feet on the Southeasterly line to the Northeasterly right of way of the Tennessee Central Railroad on which it measures 231.4 feet.

Being the same property conveyed to William H. Bodaford and wife, Billie W. Bodaford by Warranty Deed from Alberta H, Bailey, a widow of record in Book 4474, page 641, Register's Office for Davidson County, Tennessee, dated January 07, 1971 and recorded on January 19, 1971.

This is property more commonly known as:
2813 Renee Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 4th day of December, 2023.

William H. Bodaford by attorney in fact

William H. Bodaford by William H. Bodaford, Jr., Attorney-In-Fact

Billie W. Bodaford by attorney in fact

Billie W. Bodaford aka Willie Nell Bodaford, by William H. Bodaford, Jr., 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, the within named William H. Bodaford, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for William H. Bodaford, and that this instrument was executed on behalf of the said William H. Bodaford, for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded at Instrument No. 20120525-0045594, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 4 day of December, 2023.

NOTARY PUBLIC

My Commission Expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named William H. Bodaford, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Billie W. Bodaford aka Willie Nell Bodaford, and that this instrument was executed on behalf of the said Billie W. Bodaford aka Willie Nell Bodaford for the purposes therein contained pursuant to a Specific Durable Power of Attorney recorded at Instrument No. 20120525-0045595, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 4 day of December, 2023.

NOTARY PUBLIC

My Commission Expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Jamika Jones, 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 December 4, 2023.

Jamika Jones

Affiant Signature

December 6, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

6th day of December, 2023.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires