Karen Johnson Davidson County
Batch# 1086303 DEEDWARR
12/28/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20231228-0099824

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,000.00.

Affiant

Subscribed and sworn to me on 12/22/23.

NOTARY PUBLIC

My Commission Expires: 03/01/25

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jerry C Wortham 212 Woodmaker Ct. Nashville, TN 37214	New Owner 306 Albright Dr Loveland, OH 45140	108 16 0 378.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Victoria Gabbard, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jerry C Wortham and Lori Wortham, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 124-B on the Plan of Percy Priest Woods, Section IV, of Lots 111, 112, 113, 124, 125 and 126, Zone Lot Division of record in Book 6250, Pages 356 and 357, as amended in Book 6900, Page 64, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Victoria Gabbard, an unmarried woman, by Warranty Deed from Larry Singleton, a married man, of record in Instrument No. 20160303-0020724, Register's Office for Davidson County, Tennessee, dated March 2, 2016 and recorded March 3, 2016.
>
> This is Improved property, known as 212 Woodmaker Ct., Nashville, TN 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES, she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 12/ 21 /23.

Victoria Gabbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/ 21 /23, before me personally appeared Victoria Gabbard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 12/ 21 /23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/21/23 (date of document).

Jennifer Russell
Affiant Signature

12/28/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

