THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Askland Ventures, LLC
2776 E. Taurus Place
Chandler, AZ 85249
SEND TAX BILLS TO:
New Owner

Karen Johnson
Batch # 1087099
12/29/2023 01:37:45 PM
Fees: $13.00 Taxes: $758.50

Davidson County
DEEDWARR
2 pgs

20231229-0100195

WARRANTY DEED

(Map 071-04-0; Parcel 056.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **RONALD EDWARD WOODARD, UNMARRIED,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **ASKLAND VENTURES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,** hereinafter referred to as "Grantee", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 315, Final Plan of Joywood Heights, Section II, as of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> SAID Lot No. 315 fronts 60 feet on the westerly side of Jones Avenue and runs back 190.9 feet on the northerly line and 190.6 feet on the southerly line, to a dead line, measuring 60 feet thereon.
>
> BEING the same property conveyed to Ronald Edward Woodard, by Installment Deed dated May 6, 1988, from Gwendolyn Woodard Getz, recorded May 6, 1988, in Book 7537, Page 672, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2510 Jones Avenue, Nashville, TN 37207.

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

Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantor.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 23-PD-23-2510

Grantor further covenant and bind Grantor, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 28th day of December, 2023.

Ronald Edward Woodard

RONALD EDWARD WOODARD

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 Ronald Edward Woodard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2023.

Lynae Wilder

Notary Public

My Commission Expires: **October 22, 2025**

(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of December, 2023.

Lynae Wilder

Notary Public

My commission Expires: **October 22, 2025**

File No. GTS1-2023-368

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY