RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-18454-23

Karen Johnson Davidson County
Batch# 1087955 DEEDWARR
01/03/2024 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240103-0000663

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 29, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of Jan, 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry W. Woodall 4254 Gourley Rd Pegram TN, 37143	Same address as new owner	091-13-0-015

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN CARROLL, JR. AND SUSAN CARROLL, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TERRY W. WOODALL**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6, in Block E, on the Plan of Final Layout, Crolywood (incorrectly spelled as 'Crolcywood' on prior deeds) Subdivision, Section II, of record in Book 1130, page 100, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan Carroll and husband, John Carroll, Jr., from Cecilia Wilcox by Warranty Deed dated March 7, 2013 and recorded March 8, 2013 in Instrument #20130308-0023198, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 6334 Columbia Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of January, 2024

GRANTOR(S)

John Carroll, Jr.

Susan Carroll

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, John Carroll, Jr. and Susan Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3 day of January 2024.

Notary Public

Printed Notary Name

My commission expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 3, 24 (date of document).

Jennifer L. Pennell

Jan 3, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of Jan, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

