Karen Johnson Davidson County
Batch# 1096564 DEEDWARR
01/31/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,899.97
20240131-0006922

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63503
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jack Martin Durrett 531 River Rouge Drive Nashville, TN 37209	New owner

TAX MAP PARCEL NUMBERS: 09016013900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$513,505.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory D. Woods and Kimberly D. Woods, husband an wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack Martin Durrett, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County,Tennessee, being Lot No. 321 on the Plan of Charlotte Park, Section Eleven, of record in Book 2900, pages 79 and 80, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Gregory D. Woods and Kimberly D. Woods, husband and wife, by Warranty Deed from Sandra Chamberlin, unmarried, dated March 29, 2017 and recorded on March 31, 2017, of record in Inst. No. 20170331-0031513, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, page 79 and 80, said Register's Office, which Plan shows a 35 foot minimum building set back line from River Rouge Drive and 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 531 River Rouge Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29 day of January, 2024.

Gregory D. Woods

Kimberly D. Woods

State of Arkansas

County of Benton

On this 29 day of January, 2024, before me the undersigned authority, personally appeared Gregory D. Woods and Kimberly D. Woods, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 8-18-2027

GREGORY A HARRISON
NOTARY PUBLIC
WASHINGTON COUNTY, ARKANSAS
COMM. EXP. 08/18/27
COMMISSION NO. 12701866

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $513,505.00.

Affiant

Sworn and subscribed before me this 31ST day of January, 2024.

Notary

My Commission Expires: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Fradel, 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, 29, 2024.

Custodian's Signature

1.31.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of January, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

