This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-2897-AJ

Karen Johnson Davidson County
Batch# 1110866 DEEDWARR
03/13/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20240313-0017480

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $419,900.00.

Reid Harrison Griffin
Affiant

Subscribed and sworn to before me, this the 13th day of March, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kenneth Carter, Reid Harrison Griffin, and Velma Marie Thompson<br>4933 Kilimanjaro Drive<br>Nashville, TN 37138 | United Wholesale Mortgage, LLC<br>585 South Boulevard East<br>Pontiac, MI 48341 | 065-13-0-124 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jennese Woodard, single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kenneth Carter and Reid Harrison Griffin, a married couple, and Velma Marie Thompson, a single woman, as joint tenants with full rights of survivorship**, hereinafter called the Grantee(s), his/her/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. 8 on the Plan of KNOLLVIEW as of record in Plat Book 6900, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alford A. Woodard and Wife, Jennese K. Woodard, by Warranty Deed from Nevin H. Downs, of record in Book 8290, Page 404, in the Register's Office of Davidson County, Tennessee, dated January 30, 1991 and recorded on February 11, 1991. The said Alford A. Woodard died on July 02, 2013, leaving Jennese K. Woodard as surviving tenant by the entirety.

This is improved property located at: **4933 Kilimanjaro Drive, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 13th day of March, 2024.

GRANTOR:

Jennese Woodard

Jennese Woodard

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennese Woodard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of March, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 03/13/2024.

Affiant Signature — Date: 03/13/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03/13/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY