WARRANTY DEED

Karen Johnson
Batch # 1132256
05/08/2024 08:22:10 AM
Fees: $13.00 Taxes: $3,293.00

Davidson County
DEEDWARR
2 pgs

20240508-0033726

File #24-TC-0103-PK

(SEAL)
PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-23-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 2.23.2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Cooper	~~New Owner~~ CitiBank, N. A.	
(NAME)	(NAME)	**177 00 0 022.00**
103 Fox Hunt Point	1000 Technology Dr. MS 934-CPBE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

VALERIE MOHLER WOODBURY AND JAMES THOMAS WOODBURY, TRUSTEES OF THE WOODBURY FAMILY REVOCABLE TRUST DATED AUGUST 14, 2019,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JONATHAN COOPER, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot 12 on the Plan of BOUNDARY AND SUBDIVISION LOTS 1, 3, 6, 10, 11, 12, 21 AND 24 FOX HOLLOW FARMS of Record in Book 9700, Page 292, as Surveyor's Certificate of Correction recorded in Book 10371, Page 516, Register's Office for Davidson County, Tennessee, located on the West side of State Route 96 and more particularly described as follows:

Beginning at a point in the West line of Fox Hollow Farm, said point being South 02 deg. 30' 12" West 98.36 feet from the Northwest corner of said Fox Hollow Farms; thence South 55 deg. 13' 28" East, 719.27 feet to the true point of beginning of said Lot 12; thence North 76 deg. 14' East, 260.00 feet to a point; thence South 00 deg. 11' 55" East 545.49 feet to a point; thence South 61 deg. 20' 20" West 570.35 feet to a point; thence North 61 deg. 14' 06" West 50 feet to a point; thence North 21 deg. 29' 17" East 790.03 feet to the true point of beginning and more fully described In Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 8950, Page 252, revised by Exhibit "A" to Amendment No. 1 in Book 9048, Page 590 and further revised by Exhibit "A" to Amendment No. 3 In Book 9137, Page 784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Thomas Woodbury and Valerie Mohler Woodbury, Co-Trustees of The Woodbury Family Revocable Trust, dated August 14, 2019, by Quit Claim Deed from Valerie Mohler Woodbury and James Thomas Woodbury, wife and husband, as tenants by the entirety, of record in Instrument No. 20220503-0050955, in the Register's Office of Davidson County, Tennessee, dated March 28, 2022 and recorded on May 03, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary and Subdivision Lots 1, 3, 6, 10, 11, 12, 21 and 24 Fox Hollow Farms, as recorded in Plat Book 9700, Page(s) 292, as Surveyor's Certificate of Correction recorded in Book 10371, Page 516.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 8960, Page 252, as amended in Book 9048, Page 590, Book 9052, Page 433, Book 9137, Page 784, Book 10940, Page 193, Book 10940, Page 200; as Supplement recorded in Book 9340, Page 579, Book 9400, Page 936, as Corrected in Book 9772, Page 401, Book 9454, Page 59, Book 9648, Page 407, Book 9892, Page 743, as Corrected in Book 10675, Page 549, Book 9981, Page 497, Book 10112, Page 348, as Corrected in Book 10173, Page 415, Instrument No. 20020103-0001120, Instrument No. 20020103-0001121, Instrument No. 20020710-0083032, Instrument No. 20031216-0179664, Instrument No. 20050216- 0017867; as Appointment of Successor Trustee recorded in Instrument No. 20040128-0010551; as Appointment of Substitute Trustee recorded in Instrument No. 20151007-0102394.

*Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 8353, Page 806.

*Easement for Ingress, Egress and Regress, recorded in Book 9233, Page 202.

*Easement for Ingress and Egress and Utilities, recorded in Book 8916, Page 345, as Corrected in Book 8960, Page 247.

*Easement recorded in Book 9340, Page 585, as Re-recorded in Book 9400, Page 931 and Book 11281, Page 914.

*Stormwater Detention Agreement as set forth in instrument recorded in Book 9322, Page 351.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **103 Fox Hunt Point, Nashville, TN 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 3rd day of May, 2024.

The Woodbury Family Revocable Trust dated August 14, 2019

By: _____
Valerie Mohler Woodbury, Trustee

By: _____
James Thomas Woodbury, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2024, before me personally appeared Valerie Mohler Woodbury and James Thomas Woodbury, Trustees of The Woodbury Family Revocable Trust dated August 14, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2024.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027