2024-0354

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**
Karen Johnson Davidson County Batch# 1133784 DEEDWARR 05/13/2024 08:06:30 AM 3 pgs Fees: $18.00 Taxes: $906.50 20240513-0034744	**Affiant** Subscribed and sworn to before me, this **1st day of May, 2024.** JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON **Notary Public** **My commission expires:** 6/22/26

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Po Yi Cheung **231 Cedarwood Lane** **Madison, TN 37115**	New Owner	**043-02-0A-231.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Kelly Woodroof and Vanessa Kay Brown, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Po Yi Cheung, an unmarried woman,**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 231 on the Plan of a Resubdivision of a portion of Phase II, Cedarwood Courtyard Homes, Buildings N-Z, inclusive of record in Plat Book 5200, Page 590, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof. Together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes.

Being the same property conveyed to Kelly E. Woodroof by Warranty Deed from Larry Steve Hixson, unmarried of record in Instrument No. 20120125-0007113 Register's Office for Davidson County, Tennessee, dated January 20, 2012 and recorded on January 25, 2012.

Being the same property conveyed to Kelly E. Woodroof and Vanessa Brown, husband and wife by Quitclaim Deed from Kelly E. Woodroof of record in Instrument No. 20230912-0071438 Register's Office for Davidson County, Tennessee, dated September 11, 2023 and recorded on September 12, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **231 Cedarwood Lane, Madison, TN 37115**.

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 in 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. 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 **1st day of May, 2024.**

Kelly Woodroof

Vanessa Kay Brown

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of May, 2024, before me personally appeared Kelly Woodroof and Vanessa Kay Brown, 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 1st day of May, 2024.

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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: 5/1/24 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of May, 2024.

Notary's Signature

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26