Karen Johnson Davidson County
Batch# 1141601 DEEDWARR
06/03/2024 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240603-0041098

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of May, 2024.

(Affix Seal) Notary Public

My Commission Expires:

HALE MCCLELLAN KATHLEEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-16-2024

2024-05-1788

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Cannon Green 940 Gale Lane 105 Nashville, TN 37204	New Owner 200 Bent Creek Court Southlake, TX 76092	Map/Parcel 118-05-0A-027.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey A. Wornhoff and Amanda C. Wornhoff, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John Cannon Green, married,** hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Building 7, Unit B. on the Plan of ST. Martin Square, now known as 12 South Towers of record in Plat Book 4460, Page 186, as amended at Instrument No. 20031107-0163683 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey A. Wornhoff and Amanda C. Wornhoff, husband and wife by Warranty Deed from John E. Rodgers, III, unmarried of record in Instrument No. 20210203-0015881 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 03, 2021.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 940 Gale Lane, 105, Nashville, TN 37204.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 31 day May, 2024.

Jeffrey A. Wornhoff

Amanda C. Wornhoff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31 day of May, 2024, before me personally appeared Jeffrey A Wornhoff and Amanda C Wornhoff, 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 31 day of May, 2024.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/31/2024.

Date

Affiant Signature

5/31/2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

