39B

Karen Johnson
Batch # 1145127
06/10/2024 11:37:49 AM
Fees: $13.00 Taxes: $1,017.50

Davidson County
DEEDWARR
2 pgs

20240610-0043241

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of June, 2024.

NOTARY PUBLIC

My commission expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Vernon Andrew Trammell III	Movement Mortgage	122010A38500CO
(NAME)	(NAME)	
7113 Charlotte Pike #331	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Indian Land, SC 29707	

Warranty Deed

For and in Consideration of the sum of $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 **Emily Tenholder formerly known as Emily N. Vokes, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Vernon Andrew Trammell III, a married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 51 of Woodland Point, Phase 9, a Horizontal Property Regime, created under Title 66, Section 27-101, et-seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Woodland point Townhomes of record as Instrument No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Emily N. Vokes, unmarried, by deed from Julie B. Hunt, unmarried, of record in Instrument No. 20160405-0032362, dated March 28, 2016, said Register's Office. Emily N. Vokes is now married and known as Emily Tenholder.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 328 Doe Ridge Ct., Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of June, 2024.

Emily Tenholder

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~WILSON~~ Saint Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Tenholder, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2024.

Notary Public
My Commission Expires: 18 April 2028

TYRONE BAKER
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 15419203
My Commission Expires 04-18-2028