Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1145199 DEEDWARR
06/10/2024 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,452.62
20240610-0043327

39-B
File #24-1113

WARRANTY DEED

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, the undersigned **Alexandria Scott, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Derek J. Woodruff,** an unmarried man, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit 34, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, as amended in Instrument No. 20161123-0124072 and Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Alexandria Scott, a single woman by deed from Southeastern Development Enterprise, LLC, a Tennessee limited liability company, dated October 20, 2017, of record in Instrument No. 20171025-0109590, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1324 Sula Drive, Hermitage, TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Derek J. Woodruff
1324 Sula Drive
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT
Mortgage Investors Group
8320 East Walker Springs Ln. Ste 200
Knoxville, TN 37923

TAX MAP-PARCEL #:
086-12-0B-034.00

WITNESS THE EXECUTION HEREOF this 22nd day of May, 2024.

Alexandria Scott

Alexandria Scott

State of Tennessee
County of Davidson

On this 22nd day of May, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Alexandria Scott, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Shelby

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 392,600.00.**

Bobbie McGhee

Affiant

Sworn and subscribed before me on this the 24th day of May, 2024.

Notary Public

My Commission Expires: _____

DAVID A. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 07-14-26

Return to:

TITAN TITLE COMPANY, LLC
7500 Capital Drive
Germantown, TN 38138

202406100043327

Tennessee Certification of Electronic Document

I, Michael M. Wardlaw, 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 5/22/24 (date of document).

Affiant Signature

6/10/24
Date

State of Tennessee

County of Shelby

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

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

DAVID A. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 07-14-26