Karen Johnson Davidson County
Batch# 1149588 DEEDWARR
06/21/2024 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20240621-0046580

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547748**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2024. Notary Public My Commission Expires: 11/19/25

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Winston Belle Woodson and Timothy Coleman Taylor 2320 Fernwood Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 072-08-0-194.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christie Bazemore and Chad Pelton, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Winston Belle Woodson and Timothy Coleman Taylor, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 270, as shown on the map entitled Plan of Dalewood Section IV, of record in Plat Book 1835, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTIE BAZEMORE, by deed from NICHOLAS J. CAMINITI, of record in Instrument No. 20150506-0041261, dated April 5, 2015, said Register's Office.

CHRISTIE BAZEMORE conveyed to CHRISTIE BAZEMORE AND CHAD PELTON, WIFE AND HUSBAND, by quitclaim deed of record in 20220505-0051884, dated April 22, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 072-08-0-194.00.

Matters shown on the Plan of record in Plat Book 1835, page 21, said Register's Office.

This is improved property located at 2320 Fernwood Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2024.

Christie Bazemore

Chad Pelton

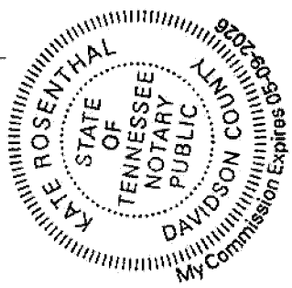
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christie Bazemore and Chad Pelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2024.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Joshua A. Terry, 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 6/11/24.

Affiant Signature – Joshua A. Terry

6/20/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/20/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27