Karen Johnson Davidson County
Batch# 1150736 DEEDWARR
06/25/2024 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240625-0047415

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-22115-24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of June, 2024

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis James Woodhouse and Marla Woodhouse 5410 Oakmont Circle Nashville, TN, 37209	Same address as new owner	103-07-0-048.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($445,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS J. UTLEY, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CURTIS JAMES WOODHOUSE AND MARLA WOODHOUSE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Lot No. 33 on the Plan of Section One, Richland Meadows, of record in Book 2083, page 40 (Incorrectly shown as Book 2003, page 40 on prior deed), Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas J. Utley from Bridgette A. Bollig, unmarried, by Warranty Deed dated August 15, 2003 and recorded August 25, 2003 in Instrument #20030825-0123280, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 5410 Oakmont Circle, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of June, 2024

GRANTOR(S)

Thomas J. Utley

CO- Colorado
STATE OF ~~TENNESSEE~~
COUNTY OF Jefferson

Personally appeared before me, a Notary Public, Thomas J. Utley, a married man, 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 and seal, this the 21 day of June, 2024

Notary Public

Cynthia Garcia
Printed Notary Name

My commission expires: 11/05/2025
Colorado Notary Public

CYNTHIA GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094036801
MY COMMISSION EXPIRES NOVEMBER 5, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 21, 24 (date of document).

Jennifer L. Pennell

June 24, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

