Karen Johnson
Batch # 1152916
07/01/2024 09:52:00 AM
Fees: $13.00 Taxes: $1,942.50
Davidson County
DEEDWARR
2 pgs
20240701-0049178

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1291-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John J. Woods and Ann C. Woods	John J. Woods and Ann C. Woods	104-13-0A-042.00-CO
(NAME) 401 Bowling Ave #69	(NAME) 401 Bowling Ave #69	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Five Thousand And No/100 Dollars ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUE A. GREER, TRUSTEE FOR THE GEORGE F. GRAY, JR. REVOCABLE TRUST DATED JULY 5, 2016,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN J. WOODS AND ANN C. WOODS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, more particularly described as follows:

Being Building Site Number 42 on the Site Plan of Richmeade Place, Section 2, as of record in Plat Book 4955 at page 4, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to George F. Gray, Jr., Trustee, or any successor Trustee, of the George F. Gray, Jr. Revocable Trust dated July 5, 2016 by Quitclaim Deed from George F. Gray, Jr., unmarried of record in Instrument No. 20160803-0080082 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on August 03, 2016

This is:

unimproved ☐

improved ☒ property, known as 401 Bowling Ave #69, Nashville, TN 37205

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 28th day of June, 2024.

George F. Gray, Jr. Revocable Trust dated July 5, 2016

BY: _____, Trustee

Sue A. Greer
Trustee

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Sue A. Greer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the trustee of the George F. Gray, Jr. Revocable Trust dated July 5, 2016, the within named bargainor, a trust, and that such trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Sue A. Greer.

Witness my hand at office, this 28th day of June, 2024.

_____
Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY