Karen Johnson Davidson County
Batch# 1152989 DEEDWARR
07/01/2024 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20240701-0049316

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$229,900.00.**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/5/2025
(AFFIX SEAL)

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

File No.: ST24-060412

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wendol R. Thorpe **and** **Sarah S. Thorpe**	Wendol R. Thorpe and Sarah S. Thorpe	
(NAME) 1900 Richard Jones Road, Unit C-202	(NAME) **4487 Post Place, #35**	117-15-0A-094-00
(ADDRESS) Nashville, TN 37215	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($229,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE **1900 RICHARD JONES ROAD TRUST DATED MAY 2, 2024**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WENDOL R. THORPE AND SARAH S. THORPE, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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, being Unit C202, Green Hills Terrace Condominium, as shown on the plat of record in Plat Book 5200, Page 64, and as established under Master Deed of record in Book 5304, Page 702, amended in Book 7841, Page 557, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sherry L. Woods, Trustee of the 1900 Richard Jones Road Trust dated May 02, 2024, by Quitclaim Deed from Brian Woods, dated 05/02/2024, of record in Instrument No. 20240506-0033138, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **1900 Richard Jones Road, Unit C-202, Nashville, TN 37215**
(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 my/our hand(s) this the 28th day of June, 2024

1900 Richard Jones Road Trust dated May 2, 2024

BY: Sherry L. Woods - Trustee
Sherry L. Woods, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of **June 2024**, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared **Sherry L. Woods**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be a **Trustee** of the **1900 Richard Jones Road Trust, Dated May 2, 2024** and to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person so authorized to do so, executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed on behalf of the **1900 Richard Jones Road Trust, Dated May 2, 2024.**

WITNESS my hand and seal this 28th day of **June, 2024.**

I. Dyke Tatum Notary Public

My Commission expires: **May 5, 2025**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 28, 2024.

Affiant
Date: July 1, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 day of July, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.