Return to:
Ashworth & Rye
237 2nd Ave. S.
Franklin, TN 37064

(1)

PREPARED BY ~~(AND RETURN TO)~~: AKB

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1154378
07/08/2024 09:53:58 AM
Fees: $13.00 Taxes: $4,995.00

Davidson County
DEEDWARR
2 pgs

20240708-0050714

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63708
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Connor Thomas Woodruff Anna Shea Woodruff 4116 B Eden Avenue Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131032M00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen Morphis, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Connor Thomas Woodruff and Anna Shea Woodruff, husband and wife,** 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 B as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4116 Eden Ave., of record in Instrument No. 20210701-0089264, amended in Instrument No. 20210928-0130239, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ellen Morphis, by Warranty Deed from RBP, LLC, a Tennessee limited liability company, dated December 1, 2022 and recorded on December 6, 2022 of record in Instrument No. 20221206-0127147, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024 and subsequent years; The Plan of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210701-0089264, amended in Instrument No. 20210928-0130239, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210701-0089264, amended in Instrument No. 20210928-0130239, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4116 B Eden Avenue, Nashville, TN 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 2nd day of July, 2024.

Ellen Morphis

Ellen Morphis

State of Tennessee

County of Davidson

On this 2nd day of July, 2024, before me the undersigned authority, personally appeared Ellen Morphis, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

My Commission Expires:

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00.

J. Baker

Affiant

Sworn and subscribed before me this ~~8th~~ 3rd day of July, 2024

Hillary Torrence

Notary

My Commission Expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY