Warranty Deed

Karen Johnson Davidson County
Batch# 1159372 DEEDWARR
07/17/2024 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20240717-0053922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2024.

Notary Public

My commission expires: [illegible]

State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nathan Alley	FirstBank ~~Attn: Final Doc. Department~~	105-03-0R-032.00-CO
1233 4th Ave S.	722 Columbia Avenue Franklin, TN 37064	
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RAYMOND JUSTMAN MYERS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN ALLEY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 1233 of Woodstock Condominiums, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Raymond Justman Myers by Warranty Deed from Woodstock Holdings LLC of record in Instrument No. 20190503-0041397 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 03, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1233 4th Avenue South, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2024.

Raymond Justman Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Raymond Justman Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of July, 2024.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

True Copy Certification

I, Yvette Meldrum, 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 July 15, 2024

Affiant Signature _____

July 15, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of July 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

