Name and Address of New Owner:
Gianna Lynne Wood
618 Annex Avenue
Nashville, TN 37209

Send Tax Bills To: United Wholesale Mortgage
700 South BLVD. East
Pontiac, MI 48341

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1160884 DEEDWARR
07/23/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240723-0055238

Map & Parcel No: 086-08-0C-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul Michael Mason, III, and Sarah Elizabeth Mason, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gianna Lynne Wood, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Situated within the County of Davidson, in the State of Tennessee, being Lot No. 9 on the Plan of Final Plat, a cluster lot development, Hermitage Creek, of record in Instrument #20150710-0067305, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul Michael Mason, III, and Sarah Elizabeth Mason, husband and wife, from Brittany Sweeney, fka Brittany Rogers, and Lawrence Lee Sweeney, III, wife and husband, by Warranty Deed dated May 22, 2020 and recorded June 1, 2020 in Instrument #20200601-0055946, said Register's Office.

Property more commonly known as

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of July, 2024.

Paul Michael Mason, III (SEAL)

Sarah Elizabeth Mason (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of July, 2024, before me personally appeared Sarah Elizabeth Mason, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of July, 2024.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2024, before me personally appeared Paul Michael Mason, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2024.

Notary Signature
My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $530,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 17th day of July, 2024.

Notary Signature
My commission expires: 2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Sandy McCollum, 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 7/18/2024 (date of document).

Affiant Signature

7/18/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

