Karen Johnson Davidson County
Batch# 1171533 DEEDWARR
08/16/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20240816-0063242

WARRANTY DEED

(SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

File #24-TC-0904-PARK

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Carden and Cecilia Carden	New Owner	
(NAME)	(NAME)	
904 N 5th Street		**082-03-0-479**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

THOMAS J. WOFFORD AND NANCY T. WOFFORD, TRUSTEES OF THE THOMAS AND NANCY WOFFORD FAMILY TRUST UNDER RESTATED AMENDMENT DATED MAY 20, 2015,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSEPH CARDEN, AND CECILIA CARDEN, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Subdivision of MCFERRIN LANDS, WILLS SHARPE AND CRUTCHER ADDITION of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas J. Wofford, by Warranty Deed from Christopher Pegram, Unmarried, of record in Instrument No. 20130808-0083214, in the Register's Office of Davidson County, Tennessee, dated July 30, 2013 and recorded on August 08, 2013.

Being the same property conveyed to Thomas J. Wofford and Nancy T. Wofford, Trustees of The Thomas and Nancy Wofford Family Trust (under Restated Amendment dated May 20, 2015), by Warranty Deed from Thomas J. Wofford, of record in Instrument No. 20210921-0126514, in the Register's Office of Davidson County, Tennessee, dated September 17, 2021 and recorded on September 21, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCFERRIN LANDS, WILLS SHARPE AND CRUTCHER ADDITION, as recorded in Plat Book 57, Page(s) 82.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached recorded in Instrument No. 20170322-0027916.
* Easement for Public Right of Way, recorded in Instrument No. 20171204-0123206.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 904 North 5th Street, Nashville, TN 37207.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of August, 2024.

The Thomas and Nancy Wofford Family Trust under Restated Amendment dated May 20, 2015

By: _____
Thomas J. Wofford, Trustee

By: _____
Nancy T. Wofford, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Thomas J. Wofford with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of The Thomas and Nancy Wofford Family Trust under Restated Amendment dated May 20, 2015, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 16th day of August, 2024.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Nancy T. Wofford with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of The Thomas and Nancy Wofford Family Trust under Restated Amendment dated May 20, 2015, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 16th day of August, 2024.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **August 16, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

8/16/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025