Karen Johnson Davidson County
Batch# 1173533 DEEDWARR
08/23/2024 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240823-0064991

STATE OF TN)
COUNTY OF Cheatham)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,999.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF Aug., 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24080012

Address of New Owner
Derek Adams
4795 Jobe Trail
Nolensville, TN 37135

Send Tax Bills To:
Same

Tax Information:
108-15-0-005.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Quinn Voss, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Derek Adams,** hereinafter called the **Grantee(s)**, his/her/their 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 Lot No. 186A on the Plan of Percy Priest Woods Section 4 Zone Lot Div. Lots 181 thru 188, of record in Book 6250, Page 357, and amended in Book 6900, Page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 186A, which is a corner lot, fronts 24.00 feet on the southerly margin of Wood Court and fronts 86.13 feet on the westerly margin of Woodcraft Drive, said frontages being joined by a curve having a length of 39.75 feet, and extends back 53.50 feet on the southerly line and 109.69 feet on the westerly line to a point of intersection.

Being the same property conveyed to Quinn Voss, an unmarried man, by Warranty Deed from Thomas C. Fox, III and wife, Janet H. Fox, dated 06/29/2020 and recorded on 06/30/2020 in Instrument No. 20200630-0070620, Register's Office for Davidson County, Tennessee.

This is property generally located:
101 Woodcraft Court, Nashville, TN 37214

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 6250, Page 357, as amended in Book 6900, Page 32, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 5984, Page 865, amended in Book 6020, Page 270, Book 6097, Page 11, Book 6132, Page 221, Book 6353, Page 307, Book 6560, Page 667, and Book 10420, Page 228, Register's Office for Davidson County, Tennessee.
4. Ingress/Egress Easements of record in Book 6071, Page 482, and Book 6071, Page 491, Register's Office for Davidson County, Tennessee.
5. Sewer Easements of record in Book 6147, Page 893, Register's Office for Davidson County, Tennessee.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

Amber Hardy joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that she may have in the above-described property as a result of being the spouse of **Quinn Voss**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Quinn Voss and Amber Hardy** have caused this instrument to be executed, this the 23 day of August, 2024.

Quinn Voss

Amber Hardy

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Quinn Voss and Amber Hardy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 23 day of August, 2024.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 8/23/24 (date of document).

L. Broner McCoy
Date: 8/23/24

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 23rd day of August, 2024.

NOTARY PUBLIC
My Commission expires: 2.5.2025

