THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848537**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$447,000.00~~. Affiant Subscribed and sworn to before me, this 22nd day of August, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1174596 DEEDWARR
08/26/2024 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20240826-0065564

LINZY B LEHN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carla L. Woods 113 Creasy Court Joelton TN 37080	New Owner	Tax Parcel ID No. 021 00 0 370.00

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 of which is hereby acknowledged, **Thomas C. Colorigh and wife, Jacquline Colorigh,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Carla L. Woods**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plat of MORGAN ESTATES, SECTION THREE, of record in Plat Book 9700, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas C. Colorigh and wife, Jacquline Colorigh, by Warranty Deed from Jack S. McCanless, Jr., Unmarried, of record in Book 11697, Page 281, in the Register's Office of Davidson County, Tennessee, dated October 05, 1999, and recorded on October 11, 1999.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MORGAN ESTATES, SECTION THREE, as recorded in Plat Book 9700, Page(s) 38.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9859, Page 820.

Stormwater Detention Agreement as set forth in instrument recorded in Book 9190, Page 959.

This is improved property located at 113 Creasy Court Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2024.

Thomas C. Colorigh

Jacquline Colorigh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas C. Colorigh and Jacquline Colorigh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2024.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Tennessee Certification of Electronic Document

I, [illegible], 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 8/22/2024 (date of document).

Affiant Signature

8/22/2024
Date

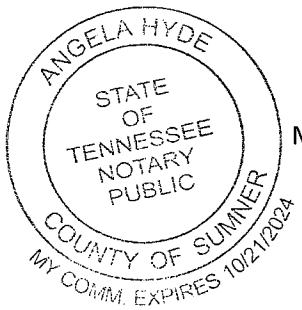
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22 day of August, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: 10/21/24