THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240648176

Karen Johnson Davidson County
Batch # 1175399 DEEDWARR
08/29/2024 02:29:46 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20240829-0066633

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $370,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 2024.

Notary Public
My Commission Expires:

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Mckinney 5405 Illinois Ave Nashville TN 37209	New Owner	Tax Parcel ID No. 091-10-0-387-00

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, **Robert Woodburn and Djuana Woodburn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lauren Mckinney,** ("Grantee"), her successors, 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. 30 on the Plan of Revised Plan Section One, Morrow Meadows of record in Plat Book 2083, Page 105, and Corrected in Book 2394, page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 50 feet on the Southeasterly side of Illinois Avenue and runs back 110 feet on the Northeasterly line and 125 feet on the Southwesterly line to a dead line in the rear measuring 52.20 feet thereon.

Being the same property conveyed to Robert Woodburn and Djuana Woodburn, husband and wife by Warranty Deed from Mark W. Moore, an unmarried man of record in Instrument No. 20210527-0071867 Register's Office for Davidson County, Tennessee, dated May 25, 2021 and recorded on May 27, 2021.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 103 and Book 2083, Page 105 and Corrected in Book 2394, page 61, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2300, Page 421, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5405 Illinois Ave Nashville TN 37209

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, Grantors warrant this instrument is effective as of the 26th day of August, 2024.

Robert Woodburn

Djuana Woodburn

STATE OF California)
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Woodburn and Djuana Woodburn, 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 23rd day of August, 2024.

Notary Public
My Commission Expires: 12/03/2024

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2336765
My Comm. Expires Dec 3, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.