Karen Johnson Davidson County
Batch# 1178469 DEEDWARR
09/06/2024 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $340.40
20240906-0068782

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249299

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$92,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of September, 2024.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 6th day of September, 2024, among:

**LANCE A. REED**

**MARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**DENISE G. MOODY**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Unit No. J-49, Parcel No. 49 in Woodlea Place Townhouses, as of record in Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Stephen F. Meade by deed from Ednelia Mai Eckhardt Manning and husband, dated December 1, 1993, of record in Book 9195, page 612, Register's Office for Davidson County, Tennessee. The property was further conveyed to Stephen F. Meade and wife, Helen Katherine Creason Meade by deed from Stephen F. Meade, dated August 24, 2006, of record in Instrument No. 20060828-0106324, said Register's Office. The said Helen Katherine Creason Meade having since died on April 29, 2010, leaving Stephen F. Meade as surviving tenant by the entirety. The said Stephen F. Meade having since died testate on September 20, 2022, and pursuant to the Last Will & Testament of Stephen F. Meade of record in Docket No. 22P1874, Davidson County, Tennessee Probate Court Clerk's Office, the subject property was devised to Lance A. Reed. Also, being the same property conveyed to Lance A. Reed, a married person by deed from Ashlee K. Skelton and Stephen H. Skelton, Co-Executors of the Estate of Stehen F. Meade, dated December 4, 2023, of record in Instrument No. 20231208-0094947, said Register's Office.**

**Being commonly known as 4958 Edmondson Pike, Unit J-49, Nashville, TN 37211.**

**The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Lance A. Reed**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Lance A. Reed, the within named bargainor(s), 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.

Witness my hand and official seal this 6th day of September, 2024.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

**Owner Name & Property Address:**

Name: Denise G. Moody
Address: 4958 Edmondson Pike, Unit J-49
City, State, Zip: Nashville, TN 37211

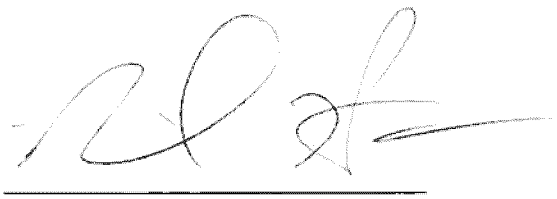
**Responsible Party For Taxes:**

Name: Denise G. Moody
Address: 4037 General Martin Lane
City, State, Zip: Franklin TN 37064

**Tax ID: 147-07B-049.00**

## Certificate of Authenticity

I, Nick Harris, 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 **September 6, 2024**.



Affiant Signature

**9/6/24**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **6th** day of **September**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

