# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1190830 DEEDWARR
10/07/2024 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20241007-0077801

File No. DH-24-7244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 11-06-24

(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Skinner and Claire Skinner | Same as New Owner | |
| (NAME) 1605 Jacksons Valley Place | (NAME) | 086-03-0-034.00 |
| (ADDRESS) Nashville, TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christina Bear and Robert O'Guin, Devisees of Estate of Janice M. Woods**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Skinner and Claire Skinner, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 30 on the Plan of Ridgemere of record in Plat Book 6250, Page (s) 937 through 939, inclusive, 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 Janice M. Woods by Special Warranty Deed from Federal National Mortgage Association of record in Instrument No. 20030729-0106367 Register's Office for Davidson County, Tennessee, dated May 20, 2003 and recorded on July 29, 2003.**

**Being the same property conveyed to Janice M. Woods by Quitclaim Deed from Kenneth Lynn Woods of record in Instrument No. 20041215-0148970 Register's Office for Davidson County, Tennessee, dated December 07, 2004 and recorded on December 15, 2004.**

**The said Janice M. Woods subsequently died on July 20, 2023 and her estate has been admitted for Probate under Case No. 23P1944, Seventh Circuit Court for Davidson County, Tennessee, thereby vesting ownership to Christina Bear and Robert O'Guin as devisees unders the Last Will and Testatment of Janice M. Woods.**

**This is not the marital residence of either Grantor and is not subject to marital interest.**

**This is property more commonly known as 1605 Jacksons Valley Place, Nashville, TN 37076.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 16th day of August, 2024.

Estate of Janice M. Woods

By: _____
Christina Bear, Devisee

By: _____
Robert O'Guin, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of August, 2024, before me personally appeared Christina Bear, Devisee of the Estate of Janice M. Woods, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2024, before me personally appeared Robert O'Guin, Devisee of the Estate of Janice M. Woods, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2024.

_____
Notary Signature
My commission expires: 3-2-27

STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 2, 2027

**Tennessee Certification of Electronic Document**

I, Summer Barton 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 8/9/24 (date of document).

Summer Barton
Affiant Signature

10.5.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 of Oct., 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON