THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241049001**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2024. Notary Public My Commission Expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1198730 DEEDWARR
10/30/2024 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20241030-0083587

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dennis C. Woods, III and Courtney Woods 1520 14th Ave Nashville TN 37208	New Owner	Tax Parcel ID No. 081 15 0 263.00

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, **Corey Lee Davis, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis C. Woods, III and Courtney Woods, husband and wife**, ("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 the Southerly half of Lot No. 216, of McGavock and Wetmore's Addition of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Said Lot fronts 50 feet on the Easterly side of 14th Ave North and extends back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Corey Lee Davis, a single man, by Warranty Deed from Omar Crawford, unmarried, of record in Instrument No. 20210303-0027276, in the Register's Office of Davidson County, Tennessee, dated March 01, 2021 and recorded on March 03, 2021.

Shannon June Harrington joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Corey Lee Davis.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DT MCGAVOCK AND OTHERS ADDITION, as recorded in Plat Book 21, Page(s) 41.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCGAVOCK AND WESTMORE PLAN, as recorded in Plat Book 21, Page 12.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1520 14th Ave N., Nashville, TN 37208.

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 that this instrument is effective as of the 28th day of October, 2024.

Corey Lee Davis

Corey Lee Davis

Shannon June Harrington

Shannon June Harrington

STATE OF ~~TENNESSEE~~ Massachusetts)
COUNTY OF ~~DAVIDSON~~ Bristol)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Corey Lee Davis and Shannon June Harrington, 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 25 day of October, 2024.

Notary Public Shannan Lee Reis
My Commission Expires: 6/5/26

SHANNAN LEE REIS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 5, 2026

Certificate of Authenticity

I, Kaye Clark, 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 this 25 day of October, 2024.

Affiant Signature

10-28-24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of October, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

