**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1207927 DEEDWARR
11/22/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $4,921.00
20241122-0091461

File No. EM-24-8066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

**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 NUMBER: |
|---|---|---|
| Nathan. Newman and Jessica Newman | New Owner | |
| (NAME) 1014 Battlefield Drive | (NAME) 1014 Battlefield Drive | 118-05-0-086.00 |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) Nashville, TN 37204 | |
| (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, **Casey Weston Wood and Tessa Nicole Wood, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Newman and Jessica Newman, 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. 2 on the Plan of J. Leroy Davis Subdivision of parts of Lots No. 7 and 8 in Noelton, not of record, and part of Lot No. 7 on the unrecorded Subdivision, described according to a Mortgage Loan Inspection by John Kohl & Co., P.C, RLS, dated May 10, 1999, file no. 38238-76, as follows:**

**Said Lot No. 2 fronts 70 feet on the Northerly margin of Battlefield Drive and extends back 147.2 feet on the Westerly line and 159.5 feet on the Easterly line to a dead line in the rear, measuring 55.1 feet thereon.**

**(NOTE: The above legal description is not insurable in its' current form and would need a survey for accuracy of location since plat references are not of record).**

**Being the same property conveyed to James R. Story and Kendall M. Smith by Warranty deed from Amanda Kincade, married of record in Instrument No. 20140516-0042331, Register's Office for Davidson County, Tennessee, dated April 15, 2014 and recorded on April 16, 2014.**

**Being the same property conveyed to Casey Weston Wood and Tessa Nicole White, husband and wife, as Tenants by the entirety by Warranty Deed from James R. Story and wife, Kendall Smith-Story, formerly known as Kendall M. Smith dated August 9, 2021, and recorded on August 17, 2021 as Instrument no. 20210817-0110780, Register of Deeds Office for Davidson County, Tennessee.**

**Tessa Nicole White F/K/A Tessa White Wood**

**This is property more commonly known as 1014 Battlefield Drive, Nashville, TN 37204.**

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 20th day of November, 2024.

Casey Weston Wood

Tessa Nicole Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2024, before me personally appeared Casey Weston Wood and Tessa Nicole Wood, 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 20th day of November, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 **11/20/24**.

Date

Affiant Signature

**11/20/24**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026