Karen Johnson Davidson County
Batch# 1213615 DEEDWARR
12/10/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20241210-0095631

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Mason Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2024.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #24-PA-2688-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Caleb Wood and Hannah Nicole Wood	~~New Owner~~ CUC FIRSTBANK	
(NAME)	(NAME)	**173 09 0A 767.00**
	722 COLUMBIA AVE	
(ADDRESS)	(ADDRESS)	
	FRANKLIN, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

EMILY TEW, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMES CALEB WOOD AND HANNAH NICOLE WOOD, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 650 on the Plan of SECTION TWO OF PHASE EIGHT, LENOX VILLAGE of record in Plat at Instrument No. 20070413-0044640, 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 Emily Tew, a Single Woman, by Warranty Deed from Samuel Joel Johnson and Jennifer Michelle Johnson, of record in Instrument No. 20190313-0023234, in the Register's Office of Davidson County, Tennessee, dated March 13, 2019, and recorded on March 13, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO OF PHASE EIGHT, LENOX VILLAGE, as recorded in Instrument No. 20070413-0044640.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 as supplemented in Instrument No. 20021226-0158458; Instrument No. 20031212-0178492; Instrument No. 20040526-0062220 as corrected in Instrument No. 20050113-0005133; Instrument No. 20050119-0006853; Instrument No. 20060120-0007914 as corrected in Instrument No. 20060221-0020352; Instrument No. 20060321-0032383 and Instrument No. 20060622-0074677 with amendment recorded in Instrument No. 20070103-0001284.

*Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825 as supplemented in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382.

*Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Instrument No. 20060310-0028270.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20010918-0100849; Instrument No. 20010918-

0100850; Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852.

*Easement for Drainage and Maintenance Agreement for Detention Facilities, recorded in Instrument No. 20150817-0082475 and Instrument No. 20150817-0082476.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020628-0078164; Instrument No. 20020722-0087469 and Instrument No. 20051213-0149579.

*Charter for Lenox Village Neighborhood Association, Inc. recorded as Instrument No. 20020412-0045831.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2688 Avery Park Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 3rd day of December, 2024.

Emily Tew

Dustin Hongo

***DUSTIN HONGO**, spouse of **EMILY TEW**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **DUSTIN HONGO** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2024, before me personally appeared Emily Tew, 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 3rd day of December, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2024, before me personally appeared Dustin Hongo, 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 3rd day of December, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 3. 2024.

Affiant Signature

9th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

