Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-441

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of February, 2025

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1236110 DEEDWARR
02/11/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250211-0010128

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Matthew Wood 2210 9th Avenue South Nashville, TN 37204	NEW OWNER	105-134-4J-002.00CO

WARRANTY DEED

FOR AND IN 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,

Joel Scott Fuqua, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Matthew Wood, a single man

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. B on the Plan of Bradford and 9th, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240411-0025865, 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 part of the same property conveyed to Beverly Jo Clendenen and Anne Moorman, single individuals, by deed from Alvin Singh and wife, Barbra Singh, dated December 4, 1992, recorded December 7, 1992, of record in Book 8806, Page 408 in Register's Office of Davidson County, Tennessee.

BEING part of the same property conveyed to Beverly Jo Clendenen, a single person, by quitclaim deed from Anne Moorman, dated March 28, 2016, recorded March 29, 2016, of record in Instrument No. 20160329-0029235, in the Register's Office of Davidson County, Tennessee.

BEING part of the same property conveyed to Beverly Jo Clendenen, single person, and Joel Scott Fugua, a single person, as tenants in common, by Quitclaim Deed by Beverly Joe Clendenen, dated April 10, 2023 and recorded April 14, 2023 in Instrument No. 20230414-0027445, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Joel Scott Fuqua, a single person, by Quitclaim Deed from Beverly Jo Clendenen, single person, and Joel Scott Fugua, a single person, dated July 1, 2024 and recorded July 3, 2024 in Instrument No. 20240703-0050144, Register's Office of Davidson County, Tennessee; and Scrivener's Affidavit in Instrument No. 20240822-0064502, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2210 9th Avenue South, Nashville, TN 37204

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 so 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.

Dated this the 7th day of February, 2025.

Joel Scott Fuqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2025, before me personally appeared Joel Scott Fuqua, 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 7th day of February, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 2/7/25.

Affiant Signature – Joshua A. Terry

2/10/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/10/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27