STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1242508 DEEDWARR
03/03/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $477.30
20250303-0015599

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 28th day of February, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/25/26
File No. G25-22748

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Henry A. Woods, Jr. (NAME)	New Owner (NAME)	43-15-96
8006 Kelsey Place (STREET ADDRESS)	(STREET ADDRESS)	
Johns Creek, GA 30097 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Barbara J. Woods, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry A. Woods, Jr., a married 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 Lots No. 5 and 6 on the map of Rock Hill Subdivision of Block "A" of the property of Mrs. Emma W. Dismukes in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Ewell Anderson, Surveyor, August, 1945, as follows:

Beginning on the margin of Farris Avenue at the southwest corner of the property conveyed to William E. Johnson by deed from Mrs. Emma W. Dismukes of record in Book 1562, page 359, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, eastwardly 200 feet; thence southwardly 100 feet to the corner of Lots Nos. 6 and 7 thence with the line between said two lots, westwardly 200 feet to the easterly margin of Farris Avenue; thence with said Avenue, northwardly 100 feet to the beginning.

Being the same property conveyed to Barbara J. Woods, unmarried by Deed dated March 1, 2002 from Wllie B. Melson, unmarried, recorded March 5, 2002, in Instrument Number 20020305-0027417, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 113 Farris Avenue, Nashville, TN 37115.

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. Whenever 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 28th day of February, 2025.

Barbara J. Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2025, before me personally appeared Barbara J. 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 28th day of February, 2025.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 02/28/2025 (date of document).

Affiant Signature

02/28/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 28th day of February, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202503030015599