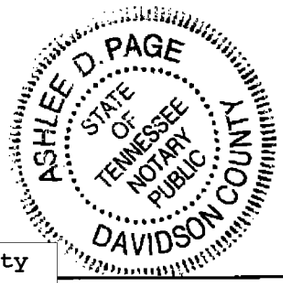
WARRANTY DEED

File #25-111



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1242808 DEEDWARR
03/04/2025 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250304-0016081

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharlette Evette Taitague	NEW OWNER	162-01-0C-100.00-CO
(NAME) 477 Hickory Glade Dr.	(NAME) 477 HICKORY GLADE DR.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) ANTIOCH, TN 3703	
(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, **Terrie M. Woodward (formerly known as Terrie M. Smith), a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharlette Evette Taitague,** HEREINAFTER CALLED THE GRANTEE, HER 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. 100 on the Plan of Hickory Glade, Phase 2 of record in Book 6250, page 888 and 889, amended in Book 6900, page 41, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Terrie M. Smith, unmarried by Warranty Deed from Rose Brock, a single woman and Eliza Rose Brock Marcum, married of record in Instrument No. 20170913-0093505 Register's Office for Davidson County, Tennessee, dated September 11, 2017 and recorded on September 13, 2017. Terrie M. Smith having since married and is now known as Terrie M. Woodward. David Wayne Woodward, spouse of Terrie M. Woodward, joins in the execution of this instrument for purpose of conveying any and all marital interest he has in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 477 Hickory Glade Drive, Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 28 day of FEBRUARY, 2025.

Terrie M. Woodward

Terrie M. Woodward

David Wayne Woodward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2025, before me personally appeared Terrie M. Woodward, 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: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2025, before me personally appeared David Wayne Woodward, 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: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Holly A Mason, 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 2/28/25.

Affiant Signature

2/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of February, 2025

Jacqueline G Brewer
Notary's Signature

Notary Seal

JACQUELINE G BREWER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-3-25