Karen Johnson Davidson County
Batch# 1245509 DEEDWARR
03/10/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20250310-0017952

WARRANTY DEED

LAUREN LAMBERTH
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $393,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/06/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 06.24.25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2025-611-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sherif Gaber	**Renasant Bank**	164-08-0A-031.00-CO
1201 Lakewalk Drive	2001 Park Place, Suite 150	
Antioch, TN 37013	Birmingham, AL 35203	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jefferey Woodson and Latisha Elaine Woodson, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sherif Gaber, unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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, more particularly described as follows:

Being Lot No. 41 of Hallmark, a Cluster Lot Subdivision, Final Plat, Section One, of record in instrument no. 20050315-0028142 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffery O. Woodson, an unmarried person by Warranty Deed from Jerry Butler Builders, LLC of record in Instrument No. 20071008-0119436 Register's Office for Davidson County, Tennessee, dated September 28, 2006 and recorded on October 08, 2007 and Scrivener's Affidavit of record in Instrument Nos. 20071116-0134538, 20080424-0041978 and 20080424-0041979, Register's Office for Davidson County, Tennessee.

Jefferey Woodson being one and the same as Jeffery O. Woodson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1201 Lakewalk Drive Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on March 6, 2025}.

Jefferey Woodson

Latisha Elaine Woodson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jefferey Woodson and Latisha Elaine Woodson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 6, 2025.

Notary Public

My Commission Expires: 6/24/25

LAUREN LAMBERTH
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

File #: 2025-611-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 6, 2025.

J. Carlton Drumwright

March 6, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 6, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY