Karen Johnson Davidson County
Batch# 1280899 DEEDWARR
06/03/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250603-0043611

WARRANTY DEED

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Clinton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

William E. Grones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2025.

Dakota Buffington
Notary Public

MY COMMISSION EXPIRES: 10/24/2026
(AFFIX SEAL)

Dakota Buffington
~~Notary Public State of New York~~
04BU6442806
Qualified in Clinton County
Commission Expires 10/24/2026

WG-PD-25-3641

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terry Woodall	**Same as new owner**	
(NAME) **4253 Gourley Road**	(NAME) **Same as New Owner**	**029-00-0-159.00**
(ADDRESS) **Pegram, TN 37143**	(ADDRESS) **Same as new owner**	
(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, **WILLIAM E GRONES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRY WOODALL,** 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:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY C.J. CARREY, MARCH 23, 1951, DESCRIBED AS FOLLOWS:

BEGINNING AT A 12" SASSAFRAS OR THE WEST SIDE OF THE JOHN FORTE TRACT; RUNNING NORTH 1 DEGREE 30' EAST 300 FEET TO A STAKE IN THE FIELD, THENCE TURNING NORTH 88 DEGREES 30' WEST 290.4 FEET TO A STAKE IN THE FIELD WHICH IS THE NORTHWEST CORNER; THENCE SOUTH 1 DEGREE 30' WEST 300 FEET TO A STAKE IN DUGGER'S NORTH BOUNDARY LINE; THENCE WITH DUGGER'S NORTH BOUNDARY LINE 290.4 FEET TO THE BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

Being the same property conveyed to William E. Grones, unmarried and Gabriel R. Lutz, unmarried, as tenants in common with rights of survivorship by Quitclaim Deed from William E. Grones of record in Instrument No. 20211216-0166669 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on December 16, 2021.

Being the same property conveyed to William E. Grones from Gabriel R. Lutz by Quitclaim Deed of Record in Instrument Number 20250603004361O in the Registers Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Deed of Easement for Right-of-Way to Southern Bell Telephone and Telegraph Co., Inc. for telephone lines of record in Book 756, Page 139, in the Register's Office for Davidson County, Tennessee.
- Subject to Right-of-Way of John Forte Road across the easterly side of the premises as noted in Deed of record in Book 4162, Page 976, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3641 Forte Road, Joelton, Tennessee 37080**.

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 2nd DAY OF JUNE, 2025.

William E Grones

STATE OF New York

COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E GRONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 2nd DAY OF JUNE, 2025.

Notary Public
My Commission Expires: 10/24/2026
(SEAL)

Dakota Buffington
Notary Public State of New York
04BU6442806
Qualified in Clinton County
Commission Expires 10/24/2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, MARGARET MEANS, 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 6/2/2025 (date of document).

Affiant Signature

Date 6/2/25

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027