Karen Johnson Davidson County
Batch# 1282089 DEEDWARR
06/06/2025 02:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20250606-0044771

STATE OF Tennessee)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

M. Arnold
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6 DAY OF June, 2025.

L Reese
NOTARY PUBLIC
My Commission expires: 3/20/28

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25040012

Address of New Owner
Michael C. Woody and Penny Woody
704 Wabash Place
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
155-10-0A-060.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Samuel Raymond and wife, Megan Raymond,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael C. Woody and Penny Woody, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of McCrory Trace Estate, of record in Book 6900, Pages 720-723, as amended in Book 7825, Page 429, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack D. Diehl, Jr. and wife, Joyce E. Diehl, a ½ undivided interest, and John B. Raymond and wife, Lana L. Raymond, a ½ undivided interest, by Warranty Deed from Heather M. McVay, unmarried, dated 05/22/2015 and recorded on 05/29/2015 in Instrument No. 20150529-0049549, Register's Office for Davidson County, Tennessee. Jack D. Diehl, Jr. and wife, Joyce E. Diehl, further conveyed their ½ undivided interest to Jack D. Diehl, Jr., a ¼ undivided interest, and Samuel Raymond and wife, Megan Raymond, ¼ undivided interest, by Quitclaim Deed dated 05/05/2016 and recorded on 05/10/2016 in Instrument No.

20160510-0046176, RODCT. John B. Raymond and wife, Lana L. Raymond, further conveyed their ½ undivided interest to John B. Raymond and Lana L. Raymond, and their successors in trust, as Trustees of the Raymond Revocable Asset Protection Trust u/d/t February 9, 2022, by Quitclaim Deed dated 11/21/2022 and recorded on 12/09/2022 in Instrument No. 20221209-0128350, RODCT. Jack D. Diehl, Jr., further conveyed his ¼ undivided interest to Samuel Raymond and wife, Megan Raymond, by Quitclaim Deed dated 05/10/2023 and recorded on 05/17/2023 in Instrument No. 20230517-0036929, RODCT, as corrected by Scrivener's Affidavit of record in Instrument No. 20230602-0041634, RODCT. John B. Raymond and Lana L. Raymond, Trustees of the Raymond Revocable Asset Protection Trust u/d/t February 9, 2022, further conveyed their interest to Samuel Raymond and wife, Megan Raymond, by Quitclaim Deed dated 04/29/2025 and recorded on 05/05/2025 in Instrument No. 20250505-0034629, RODCT.

This is property generally located:
704 Wabash Place, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 6900, Page 720, and corrected in Book 7825, Page 429, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7241, Page 597, and Book 7576, Page 846, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 7576, Page 831, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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, **Samuel Raymond and Megan Raymond** have caused this instrument to be executed, this the 5 day of June, 2025.

Samuel Raymond

Megan Raymond
Megan Raymond

STATE OF Pennsylvania
COUNTY OF Lycoming

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Samuel Raymond and Megan Raymond,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 5 day of June, 2025.

My Commission expires: August 10, 2028

Helen R. Cairns
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
HELEN R CAIRNS - Notary Public
Montgomery County
My Commission Expires August 10, 2028
Commission Number 1375885

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/5/25 (date of document)

Regina Sullo

Affiant Signature

June 6, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 6 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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