This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6222-AP

Karen Johnson Davidson County
Batch# 1289043 DEEDWARR
06/24/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,533.50
20250624-0049353

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$955,000.00~~.

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2025.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mackie Amos 119 46th Ave N Nashville, TN 37209	New Owner	103-04-0-204

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Laurie E. Woods, an unmarried woman (individually and/or collectively, "Grantor"), transfer and convey unto Mackie Amos, unmarried (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 7, Block No. 18, Map of a Part of Sylvan Park, according to survey and plat of same appearing of record in Book 332, page 104, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Laurie E. Woods, unmarried by Warranty Deed from Vernon W. Frye and wife, Patricia G. Frye, dated July 24, 1995, recorded July 31, 1995, of record in Book 9745, page 652, Register's Office for Davidson County, Tennessee.

**NOTE: With this conveyance legal description is being corrected as to Block No. due to Scrivener's Error in previous deed.

This is improved property located at: **119 46th Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2025.

GRANTOR:

Laurie E. Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laurie E. Woods, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2025.

Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 06/23/2025.

Affiant Signature

06/23/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 06/23/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

