Prepared by
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #25-1146

Karen Johnson
Batch # 1290396
06/26/2025 09 41 37 AM
Fees $13 00 Taxes $2,112 70

Davidson County
DEEDWARR
2 pgs

20250626-0050292

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr , Suite 140
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy Claire Woodson, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Gaines, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 39 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Plat Book 2083, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Claire Woodson, a single woman by Warranty Deed from Mary Scott Boston nka Mary Scott Thorne and Daniel Thorne, wife and husband of record in Instrument No. 20140707-0059363, Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on July 7, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 724 Kendall Drive, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Andrew Gaines
724 Kendall Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
103-10-0-041.00

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2025.

Amy Claire Woodson

Amy Claire Woodson

State of Tennessee)
County of Davidson)

On this 23rd day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amy Claire Woodson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 571,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of June, 2025.

Notary Public

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires Sep 21, 2026