Karen Johnson
Batch # 1301689
07/24/2025 08.15 55 AM
Fees $18 00 Taxes $795 50
Davidson County
DEEDWARR
3 pgs
20250724-0058398

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $215,000.00 Affiant Subscribed and sworn to before me This 18th day of July, 2025. Notary Public My Commission Expires: 1-24-29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owner as:	Tax Bill To:	Map / Parcel
James Cal Woodard **106 Mission Court, Suite 105** **Franklin, TN 37067**	**New Owner**	**150-9-A-40CO**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jeff Strong, a single man,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James Carroll Woodard, a single man,** (the "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 on the plan of Forest View Park, Section, VII, of record in Book 6900, Page 162, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeff Strong, a single man, by Warranty Deed from Kenneth A. Owen and Joan M. Owen, married, in record of Instrument No. 20070112-0005123, Register's Office for Davidson County, Tennessee.

This is an improved real property commonly known as 3361 Calais Circle, Antioch, TN 37013.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. 2025 taxes, a line not yet due and payable for Davidson County, Tennessee.
3. Declarations/Restrictions of record in Book 7079, Page 472, and in Book 7235, Page 411, said Register's Office.
4. Easement of Record in Instrument No. 20020944-0110966, said Register's Office.
5. Any and all matters appearing on the Plan of record in Plat Book 6900, Page 162, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 18th day of July, 2025.

Grantor:

By: Jeff Strong 7-18-25 **Date**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 18th day of July, in the year 2025, before me the undersigned, personally appeared Jeff Strong, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 18th day of July, 2025.

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029