Karen Johnson Davidson County
Batch# 1302929 DEEDWARR
07/28/2025 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250728-0059426

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

~~Alpha M Sheriff~~
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alpha M Sheriff	New Owners	
(NAME)	(NAME)	13610006600
336 Clearlake Dr. W		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Timothy Donald Woodward and wife, Kim Woodward and Michael Wade Woodward, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alpha M Sheriff, sole owner,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No 457 on the Plan of Priest Lake Park, Section 7-B, as of record in Plat book 5200, Page 175, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Donald Woodward, Michael Wade Woodward and a Life Estate retained by Patricia Woodward, by virtue of that certain Quit Claim Deed dated February 28, 2019, and being of record at Instrument No. 20190228-0018312 in the Register's Office of Davidson County, Tennessee. Patricia Woodward having passed on/or about April 8, 2023.

Kim Woodward joins in the conveyance of the above described property as the spouse of Timothy Donald Woodward to convey any and all marital interest.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 336 Clearlake Dr. W Nashville, TN 37217 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 25th day of July, 2025.

Michael Wade Woodward

Michael Wade Woodward

Timothy Donald Woodward

Timothy Donald Woodward

Kim Woodward

Kim Woodward

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Timothy Donald Woodward and Kim Woodward,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of July, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-7-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Michael Wade Woodward, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2025.

WITNESS my hand and official seal at office this 24th day of July, 2025.

Matt Deckard
Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 July 25, 2025.

Affiant Signature

7/25/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY