RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-32449-25

Karen Johnson Davidson County
Batch# 1306643 DEEDWARR
08/07/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20250807-0062749

WARRANTY DEED

MEGAN MILLS
NOTARY PUBLIC
TENNESSEE
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of August, 2025

NOTARY PUBLIC

My commission expires: 5.24.28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas & Mary Killackey 3049 Edgemont Drive Nashville, TN 37214	Same address as new owner	085-11-0-016.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY THREE THOUSAND AND 00/100 Dollars ($383,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD S. WOFFORD AND LINDA G. WOFFORD, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS PETER KILLACKEY AND MARY RACHAEL KILLACKEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Stanford Country Club Estates, Section Three, of record in Book 2900, Page 67, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said Lot 118 fronts 97.06 feet on the easterly side of Edgemont Drive and runs back 165 feet on the northerly line and 150 feet on the southerly line to a dead line on which measures 115.86 feet.

Being the same property conveyed to Richard S. and Linda G. Wofford from Front Porch Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated January 8, 2019, and recorded January 8, 2019, in Instrument Number 201901008-0002012, said Register's Office.

Being the same property conveyed to Front Porch Properties, LLC, a Tennessee Limited Liability Company, from Clara A. Smith, formerly known as Clara H. Smith, unmarried, by Warranty Deed dated June 25, 2012, and recorded June 25, 2012, in Instrument Number 20120625-0055601, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3049 Edgemont Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4th day of August, 2025

GRANTOR(S)

Richard S. Wofford

Richard S. Wofford

Linda G. Wofford

Linda G. Wofford

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Richard S. Wofford and Linda G. Wofford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of August 2025.

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11-28-26

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **August 4, 2025** (date of document).

Affiant Signature

August 7, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **7** day of **August**, 2**025**.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

