Karen Johnson Davidson County
Batch# 1324186 DEEDWARR
09/19/2025 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $5,383.50
20250919-0074878

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

JM-C-25-4121

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Bates and Gerald Black, Jr.	**Same As New Owner**	
(NAME)	(NAME)	103-08-0-150.03
4121 Westlawn Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET LYNN WOODRUFF, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON BATES AND GERALD BLACK, JR., A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 336 on the Plan of Richland Realty Company's West Lawn Subdivision of record in Plat Book 421, Page 32, in the Register's Office for Davidson County, Tennessee, and described as follows.

Beginning at a point on the Southerly margin of Westlawn Drive 50 feet East of the common Corner of Lots 336 and 337; thence southerly parallel to the line between said Lots 150 feet to a point; thence Easterly 50 feet to a point 100 feet East of the line between Lots 336 and 337; thence Northerly 150 feet to the Southerly maring of Westlawn Driveway; thence with the margin of the same Westerly 50 feet to the beginning.

Being the same property conveyed to Janet Lynn Woodruff, a single woman by Warranty Deed from Alan Bradley Smith, as Trustee of The A. Bradley Smith Revocable Trust Dated March 18, 2021 of record in Instrument No. 20230112-0002692 Register's Office for Davidson County, Tennessee, dated January 10, 2023 and recorded on January 12, 2023.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Easements to City of Nashville for Sanitary Sewer of record in Book 1913, Page 507 and Book 1975, Page 1, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4121 Westlawn Ave, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF SEPTEMBER, 2025.

Janet Lynn Woodruff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET LYNN WOODRUFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2025.

Notary Public
My Commission Expires: 03/10/26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03/10/2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **9/18/2025** (date of document).

Affiant Signature

9/18/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **Septemeber**, **2025**

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY