Karen Johnson Davidson County
Batch# 320354 DEEDWARR
11/26/2019 03:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191126-0122473

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Randy Douglas McWhorter 4022 Woodmont Blvd Nashville, TN 37205

Order Number: 11060-322841

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Randy Douglas McWhorter, a married man as his sole and separate property**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Randy Douglas McWhorter, Trustee of The 4022 Tudor House Living Trust U/A/D April 15, 2019**, whose address is 4022 Woodmont Blvd, Nashville, TN 37205, the following described real property located in the Montgomery County, State of Tennessee and further described as follows:

Being Lot No. 118 on the plan of Kenner-Mannor Land Co's Second Subdivision of the Kenner tract of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 11608007500
Street address of property: 4022 Woodmont Blvd, Nashville, TN 37205

Prior Instrument Reference by which Grantor(s) acquired title: Instrument __201911260122470_ in the Recorder's Office, Davidson County, Tennessee.

Signed this 4th day of September, 2019.

Signature of Grantor(s):

Randy Douglas McWhorter

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 4th day of September, 2019, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Randy Douglas McWhorter, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 4022 Woodmont Blvd, Nashville, TN 37205
Tax Parcel: 11608007500

Oath of Consideration

I or we, Randy Douglas Markwardt, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 4th day of September, 2019.

Signatures of Affiant(s):

Randy Douglas Markwardt

Sworn and subscribed before me this 4th day of September, 2019.

Tuwana J. Bryant
Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

201911260122473

EXHIBIT 'A'

File No.: **11060-322841 (BD)**
Property: **4022 WOODMONT BLVD, NASHVILLE, TN 37205**

The Land referred to herein below is situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, and is described as follows:

BEING LOT NO. 118 ON THE PLAN OF KENNER-MANNOR LAND CO'S SECOND SUBDIVISION OF THE KENNER TRACT OF RECORD IN PLAT BOOK 421, PAGE 100, 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 ALL OF THAT CERTAIN PROPERTY CONVEYED TO RANDY DOUGLAS MCWHORTER, TRUSTEE OF THE 4022 TUDOR HOUSE LIVING TRUST U/A/D APRIL 15, 2019 FROM RANDY D. MCWHORTER, UNMARRIED, BY DEED DATED APRIL 29, 2019 AND RECORDED MAY 16, 2019 AS INSTRUMENT NO. 20190516-0046102 OF OFFICIAL RECORDS.

A.P.N. 11608007500

True Copy Certification

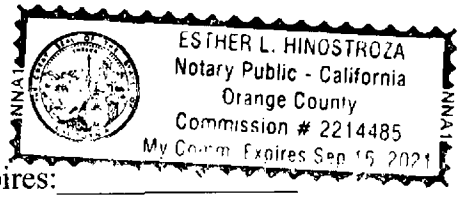
I,_____Merna Emsis_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

_____
Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Merna Emsis_____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



_____
Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)