Karen Johnson Davidson County
Batch# 405701 DEEDWARR
05/26/2020 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200526-0053987

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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 document executed and authenticated according to law.

Jill Neely
Signature

State of Tennessee
County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones
Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-21-2021

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $270,000

Affiant Signature

Subscribed and sworn to before me on this the 20 Day of May, 2020.

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Thomas Wayne Whitworth & Rebecca Clark Whitworth
2906 Woodlawn Drive
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 07116003700

WARRANTY DEED

20NT01248

Effective the 19 Day of May, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tritt A. Eastwood

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Thomas Wayne Whitworth & Rebecca Clark Whitworth, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the North 60 feet of Lots 1 and 2 on the Plan of Resubdivision of A.B. Spain's Lischey Garden, of record in Book 332, Page 5, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tritt A. Eastwood, by Quit Claim Deed from Charles R. Williams, III, dated 10/12/2006 and recorded 10/17/2006 in Book NA, page NA, as Document No. 20061017-0128890, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1335 Jones Ave, Nashville, TN 37207

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19 day of May, 2020

Tritt A. Eastwood

Tritt A. Eastwood

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Tritt A. Eastwood**, the within named bargainer 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 and official seal at office, this the 19 day of May, 2020.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY