Karen Johnson Davidson County
Batch# 421604 DEEDWARR
06/22/2020 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20200622-0066061

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 12th day of June, 2020.

Notary Public
My Commission Expires: 3/13/2022

2020-328

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Grow and Jessica D. Grow	New Owner	
128 Chuzzlewit Down		172-01-0A-078.00CO
Brentwood, TN, 37027		

WARRANTY DEED

For and in 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, we

James Robert Whitson, Trustee of the Robert Lincoln Whitson and Ruth Ann Whitson Family, Trust, dated March 21,2017,

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

Ryan Grow and Jessica D. Grow, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Revised Plan of Copperfield of record in Plat Book 6900, Page 555-559, 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 the same property conveyed to Robert L. Whitson and Ruth A. Whitson, husband and wife by Warranty deed from Alan F. Niles, an unmarried man of record in Instrument No. 20071030-0127839 Register's Office for Davidson County, Tennessee, dated October 25, 2007 and recorded on October 30, 2007.

Robert L. Wilson predeceased Ruth A. Whitson, leaving Ruth A. Whitson as surviving tenant by the entirety. Ruth A. Whitson died on January 2, 2020 and her will was entered into probate in case no. 20P344 in the Seventh Circuit Court for Davidson County, Tennessee. The Last Will and Testament of Ruth Ann Whitson was recorded in the public records of Davidson County, Tennessee, in Instrument No. 20200326-0032841, divising the subject property to the Robert Lincoln Whitson and Ruth Ann Whitson Family Trust, dated March 21, 2017. Ruth A. Whitson and Ruth Ann Whitson are one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **128 Chuzzlewit Down, Brentwood, TN 37027.**

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 our hands this 12th day of June, 2020.

The Robert Lincoln Whitson and Ruth Ann Whitson Family Trust dated March 21, 2017

Trustee

James Robert Whitson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Robert Whitson, Trustee of the Robert Lincoln Whitson and Ruth Ann Whitson Family Trust dated March 21, 2017 , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2020.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 document executed and authenticated according to law.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY