Karen Johnson Davidson County
Batch# 494272 DEEDWARR
10/13/2020 11:36:30 AM 6 pgs
Fees: $33.00 Taxes: $717.80
20201013-0118880

WARRANTY DEED

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/16/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Holly S. Fox and Thom J. McMahon Jr.	The Tennessee Credit Union	Parcel ID: 059-15-0-054.00
(NAME)	(NAME)	
733 Work Drive	1400 8th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Anthony Wilhoite, a single person, Jewell Rippie, and Earlette Moore, heirs at law of Earl Wilhoite,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Holly S. Fox and Thom J. McMahon Jr., wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Revised Plan of a portion of Haynes Manor Subdivision, Section I, as of record in Book 3700, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said Lot No. 148 fronts 75 feet on the southeasterly side of Work Drive and extends back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Earl J. Wilhoite and wife, Sarah H. Wilhoite, By Warranty Deed from Cumberland Builders, Inc., dated November 30, 1966 recorded December 01, 1966, of record in Book 4082, Page 88 Register's Office for Davidson County, Tennessee. Sarah H. Wilhoite passed on January 8, 2015 leaving Earl J. Wilhoite surviving tenant by the entirety. Earl J. Wilhoite passed June 1, 2018. The said Earl J. Wilhoite died intestate on June 1, 2018, leaving Anthony Wilhoite, Jewell Rippie, and Earlette Moore as his sole heirs at law. Affidavits of Heirship are recorded contemporaneously herewith in Instrument No. ___202010130118878___ and Instrument No. _____202010130118879_____, Register's Office for Davidson County, Tennessee. Said real property was never used as a primary residence by Grantors Jewell Rippie or Earlette Moore after June 1, 2018. Said real propery was never used as a marital residence by Grantor Anthony Wilhoite after June 1, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 733 Work Drive, 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; 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 8 day of October, 2020.

Anthony Wilhoite, as administrator for Earl Wilhoite (deceased)

Anthony Wilhoite, as sole heir at law

Jewell Rippie, as sole heir at law

Earlette Moore, as sole heir at law

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Earlette Moore**, the bargainor, 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, this the 5 of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES DECEMBER 20, 2020

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Anthony Wilhoite,** the bargainor,** 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. **and as administrator for Earl Wilhoite,

Witness my hand and official seal, this the 8 of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. HADAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES DECEMBER 20, 2020

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 733 Work Drive, 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; 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 8th day of October, 2020.

Anthony Wilhoite, as administrator for Earl Wilhoite (deceased)

Anthony Wilhoite, as sole heir at law

Jewell Rippie, as sole heir at law

Earlette Moore, as sole heir at law

STATE OF New Jersey

COUNTY OF Camden

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Jewell Rippie**, the bargainor, 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, this the 8 of October, 2020.

Constance A. McGlynn
Notary Public

My Commission Expires:

(SEAL)

CONSTANCE A. McGLYNN
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 2329920
MY COMMISSION EXPIRES 6/17/2025

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY