WARRANTY DEED

File #2020103352

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 516428 DEEDWARR
11/13/2020 11:37:30 AM 2 pgs
Fees: $13.00 Taxes: $867.65
20201113-0134236

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken M. Davis and Dianne Denise Davis and Adam Davis	Pinnacle Bank	162-07-0-041.00
(NAME)	(NAME)	
5012 Shihmen Dr.	150 3rd Avenue South, Ste. 1000	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Carl B. Whipple, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ken M. Davis and Dianne Denise Davis and Adam Davis, as joint tenants**, 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. 88 on the Plan of Antioch Park, Section 2 of record in Plat Book 3842, Page 240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 88 fronts 86.0 feet on the Southeasterly margin of Shihmen Drive and extends back 275.5 feet on the Northeasterly line and 268.0 feet on the Southwesterly line to a dead line in the rear, measuring 32.43 feet thereon.

Being the same property conveyed to Carl Whipple, Jr. and wife, Myrtle Ruth Whipple by Warranty deed from Thomas T. Watkins and wife, Nancy C. Watkins of record in Book 6230, page 314, Register's Office for Davidson County, Tennessee, dated February 10, 1984 and recorded on February 13, 1984. **The said Myrtle Ruth Whipple having since died on 10/14/2018 leaving Carl Whipple, Jr. as surviving tenant by the entirety. The said Carl Whipple, Jr. having since died on 12/03/2019, leaving Carl B. Whipple as his sole heir at law.**

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 3842, Page 240, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 4292, Page 859, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.; The Plan of record in Book 3842, Page 240, said Register's Office, shows on Owner's Certificate, a 30 foot minimum building setback line from Shihmen Court and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2 1/2 X 25 foot utility anchor easement located on the northeasterly front corner of the lot.

unimproved ☐
This is improved ☒ property, known as **5012 Shihmen Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day of November, 2020.

Carl B. Whipple

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Carl B. Whipple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of November, 2020.

Notary Public

Commission expires:

8/22/22

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Foundation Title and Escrow Series, LLC
30 Burton Hills Blvd., Ste. 440
Nashville, TN 37215

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
WILLIAMSON COUNTY