Karen Johnson Davidson County
Batch# 547770 DEEDWARR
01/06/2021 08:46:50 AM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20210106-0002175

This instrument Prepared by:
**JMG, PLLC**
Attorney-at-law
27 North Main Street
Sparta, TN 38583

Map and Parcel:
Map 083 Group 070 Parcel 083.00

Send Taxes to:
Whitney L. MacLeod
810 Washington Ave
Nashville, TN 37206

Grantee's Address:
Whitney L. MacLeod
810 Washington Ave
Nashville, TN 37206

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor(s), **JOSHUA MICHAEL WITT and RACHEL KIRSTINE WITT, husband and wife, and ANNETTE MARIE WITT and CULLEN WITT, wife and husband, by and through their Attorney-In-Fact, JOSHUA MICHAEL WITT,** have bargained and sold, and do hereby transfer and convey unto **WHITNEY MACLEOD, an unmarried woman,** her heirs and assigns, certain real estate which is located in Davidson County, Tennessee, to wit:

Being Lot No. 44 in the Subdivision of Robert E. Powers' Lands, in the Old 18th District of Davidson County, Tennessee, a plan of which is of record in Book 421, Page 56, Register's Office for Davidson County, Tennessee (RODCT), to which said plan reference is hereby made for a more complete and accurate legal description.

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

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

**PREVIOUS AND LAST CONVEYANCE** being a Warranty Deed from grantor(s), Joe Max Owens, unmarried, to grantee(s), Joshua Michael Witt and Rachel Kirstine Witt, husband and wife, and Annette Marie Witt and Cullen Witt, wife and husband, recorded in Record Book 20190422-0036391, RODCT.

See also the Durable Limited Power of Attorney from Annette Marie Witt to Joshua Michael Witt, recorded in Book 20210106-0002173, RODCT.

See also the Durable Limited Power of Attorney from Cullen Witt to Joshua Michael Witt, recorded in Book 20210106-0002174 RODCT.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee(s), their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as otherwise herein set out.

We further covenant and bind our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 30 day of December, 2020.

JOSHUA MICHAEL WITT

RACHEL KIRSTINE WITT

STATE OF TENNESSEE

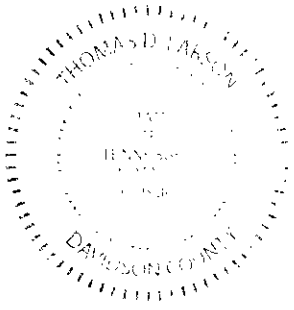
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared JOSHUA MICHAEL WITT and RACHEL KIRSTINE WITT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness our hands and seal, at office, this 30 day of December, 2020.

Notary Public

My Commission Expires: May 3, 2021




ANNETTE MARIE WITT BY AND THROUGH HER ATTORNEY IN FACT JOSHUA MICHAEL WITT

ANNETTE MARIE WITT, by and through her Attorney-In-Fact, Joshua Michael Witt

STATE OF TENNESSEE

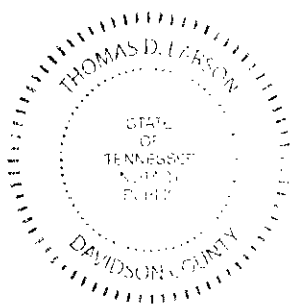
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared JOSHUA MICHAEL WITT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANNETTE MARIE WITT, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained as the free act and deed of said ANNETTE MARIE WITT.

Witness our hands and seal, at office, this 30 day of December, 2020.

Notary Public

My Commission Expires: May 5, 2021



CULLEN WITT by and through his Attorney-In-Fact Joshua Michael Witt

CULLEN WITT, by and through his
Attorney-In-Fact, Joshua Michael Witt

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared JOSHUA MICHAEL WITT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CULLEN WITT, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained as the free act and deed of said CULLEN WITT.

Witness our hands and seal, at office, this 30 day of December, 2020.

Notary Public

My Commission Expires: May 3, 2021

THOMAS D. LARSEN
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

The consideration or value of the property whichever is greater for this transfer is $309,900.00.

Affiant

Sworn to and subscribed before me this 30 day of December, 2020

May 3, 2021

My Commission Expires:

Notary Public

THOMAS D. LARSEN
NOTARY PUBLIC
DAVIDSON COUNTY