WARRANTY DEED

Karen Johnson Davidson County
Batch# 565709 **DEEDWARR**
02/01/2021 03:20:14 PM 2 pgs
Fees: $13.00 Taxes: $2,108.63

20210201-0014476

R-SB-VRES-21-512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/8/22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
512 J Trust dated January 19, 2021 **512 K Trust dated January 19, 2021**	**Same as New Owner**	
(NAME) **200 Elmington Avenue**	(NAME)	**104-10-0-188.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON WHITMAN AND ANDREA WHITMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT FRANCIS KINCAID, JR., TRUSTEE OF 512 J TRUST DATED JANUARY 19, 2021; AND COLLEEN M. JOHNSON, TRUSTEE OF 512 K TRUST DATED JANUARY 19, 2021; ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 18 on the Plan of Fairfax Place of record in Plat Book 547, Page (s) 137 and 138, 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. 18 fronts 73 feet on the Northerly side of Fairfax Avenue and runs back between parallel lines 157.3 feet more or less to a dead line.

Being the same property conveyed to Jason Whitman and wife, Andrea Whitman by Warranty deed from Peggy Ann Pond, An Unmarried Woman of record in Instrument No. 20050110-0003531 Register's Office for Davidson County, Tennessee, dated January 05, 2005 and recorded on January 10, 2005.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 547, Page (s) 137 and 138, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 723, Page 793, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512 Fairfax Avenue, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th DAY OF JANUARY, 2021.

Jason Whitman

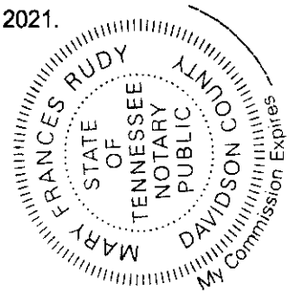
Andrea Whitman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of January, 2021.

Notary Public
My Commission Expires: 1-3-25
(SEAL)

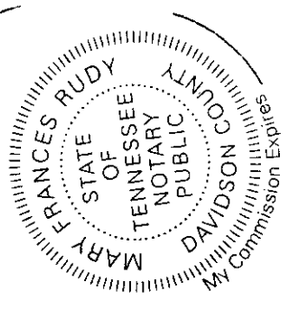


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of January, 2021.

Notary Public
My Commission Expires: 1-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212