Karen Johnson Davidson County
Batch# 588536 DEEDWARR
03/10/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20210310-0031252

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/20/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-518

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David W. Whisler and Allyn R. Whisler	New Owner	188 10 0C 164.00
(NAME) 1988 Carothers Road	(NAME) 1988 Carothers Rd	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville TN 37135	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jerry Pruitt and Gloria Pruitt, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **David W. Whisler and Allyn R. Whisler, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Carothers Farms, Phase 3, Section 2 of record in Plat at Instrument No. 20181217-0122265, 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 Jerry Pruitt and Gloria Pruitt, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200617-0062773, in the Register's Office of Davidson County, Tennessee, dated June 16, 2020 and recorded on June 17, 2020.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants,

bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1988 Carothers Road, Nolensville, TN 37135.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 16th day of February, 2021.

GRANTOR:

Jerry Pruitt

Gloria Pruitt

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jerry Pruitt and Gloria Pruitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 16 day of February, 2021.

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-17-2024

Notary Public

My Commission Expires: 3-17-2024

True Copy Certification

I, Spencer Gross, 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.

Signature

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 09/21/2024

