WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 26, 2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Ernest Whiteley	New Owner	160 05 0 016.00
(NAME)	(NAME)	
921 Green Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 590750 DEEDWARR
03/12/2021 11:12:30 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20210312-0032995

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 considerations, the receipt of which is hereby acknowledged, we, Rowland B. Hill, and wife and Alice M. Hill, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Matthew Ernest Whiteley and Monika Sofia Whiteley, husband and wife, hereinafter called the GRANTEE(S), and / or their 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. 108 on the Plan of Oak Hill Estates, Section 2, of record in Book 4460, Pages 36, 37 and 38, Register's Office for said County.

Said Lot 108 fronts 58.38 feet on the westerly margin of Green Valley Drive and extends back 387.22 feet on the southeasterly line and 356.75 feet on the northeasterly line to a line on the rear, which is a broken line on which it measures 557.05 feet.

Being the same property conveyed to Rowland B. Hill and wife, Alice M. Hill by Warranty Deed from Loren A. Marshall and wife, Tera C. Marshall, dated 07/19/1977 and recorded 08/02/1977, of record in Book 5178, Page 940, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 921 Green Valley Drive, Nashville, TN 37220
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 10th day of March,2021 .

Rowland B. Hill

Rowland B. Hill

Alice M. Hill

Alice M. Hill

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rowland B. Hill and Alice M. Hill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of March, 2021.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company-Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

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.

File
Warr...

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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