WARRANTY DEED

Karen Johnson Davidson County
Batch# 592281 DEEDWARR
03/15/2021 02:56:53 PM 2 pgs
Fees: $13.00 Taxes: $6,290.00

20210315-0034150

O-SB-KW-20-4780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/11/2023
(AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/11/2023
COUNTY OF CHEATHAM

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)
Donald Shane Witherow and Lindsie Nicole Witherow	**NEW OWNERS**	
(NAME)	(NAME)	
4780 Lealand Ln	-	**132-13-0-035.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **BRIAN W. AHERN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD SHANE WITHEROW AND LINDSIE NICOLE WITHEROW, HUSBAND AND WIFE,** 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. 31 on the Plan of Gateway Acres, Second Addition of record in Plat Book 1424, Page 83, 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. 31 fronts 250 feet on the Easterly margin of Lealand Lane and extends back 551.4 feet on the Northerly line and 546.9 feet on the Southerly line, the Westerly margin of Old Kirkman Lane or Lea Avenue, measuring 250 feet thereon.

Being the same property conveyed to Brian W. Ahern by Quitclaim deed from Imperial Federal Savings Association, a corporation of record in Book. 8358, Page 957 Register's Office for Davidson County, Tennessee, dated May 22, 1991 and recorded on May 24, 1991.

This conveyance is subject to:
- Taxes for the year 2021 and subsequetnt years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 83, 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: **4780 Lealand Ln, Nashville, Tennessee 37220**.

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 12th DAY OF MARCH, 2021.

BAhern

Brian W. Ahern

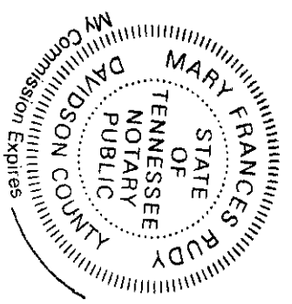
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN W. AHERN, 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 12th of March, 2021.

Mary Frances Rudy

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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