Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**NEW OWNER:**
HANNAH VAN WOERT
504 B FOUNDATION COURT
NASHVILLE, TN 37209

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 20-1497**

**Map and Parcel 09016021200 (part of)**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 592576 **DEEDWARR**
03/16/2021 11:22:23 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20210316-0034623

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars ($529,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIRTLEY WHITTINGTON,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HANNAH VAN WOERT and COREY VAN WOERT, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Unit B, Foundation Court Homes, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated and established by the Declaration of Covenants, Conditions and Restrictions Establishing The Foundation Court Homes City of Nashville, County of Davidson, Tennessee, of record in Instrument No. 20200527-0054629, in the Register's Office for Davidson County, Tennessee, to which Declaration and Exhibit A-1 under said Declaration specific reference is hereby made for a more particular description of said Unit.

Together with the Private Elements and Common Elements appurtenant to said Unit, as set forth in the Declaration of Covenants, Conditions and Restrictions Establishing The Foundation Court Homes City of Nashville, County of Davidson, Tennessee, of record in Instrument No. 20200527-0054629, in the Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to KIRTLEY WHITTINGTON by Warranty Deed from Kristi Thompson, dated February 26, 2020 and of record in Instrument No. 20200226-0021539, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 504 B FOUNDATION COURT, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2663, Page 111 and 112, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 4th day of March, 2021.

KIRTLEY WHITTINGTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIRTLEY WHITTINGTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of March, 2021.

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is **$529,900.00**.

AFFIANT

Sworn to and subscribed to before me this 4th day of March, 2021.

NOTARY PUBLIC

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022