This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 4-10253-kp

Karen Johnson Davidson County
Batch# 592824 DEEDWARR
03/16/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210316-0034953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2021.

TORI COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/9/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Theodore James Wetherington, Audrey Anna Wetherington, Andreul Joseph Wetherington, and Mary Basile Wetherington 3994 Lawing Drive Nashville, TN 37207	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage 210 Westwood Place Suite 140 Brentwood, TN 37027	041 00 0 062.07

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Walker Tuten, an unmarried man, and James R. Tuten, III, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Theodore James Wetherington and Audrey Anna Wetherington, husband and wife and Andreul Joseph Wetherington and Mary Basile Wetherington, husband and wife, as joint tenants with Right of Survivorship**, hereinafter called the Grantee(s), his/her/their heirs and 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 part of Lot No. 2 on the Map of the Lands of K. J. Morris, deceased, of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof and also being shown as Tract "E" on a copy of a survey made by E. L. Miller, Jr. & Co., dated June 1, 1962, described as follows:

Beginning on a concrete monument in the Westerly margin of Lawing Drive, being the Southeasterly corner of the property herein described as the Northeasterly corner of Lot No. 18 on the Plan of Bell Knob Subdivision of record in Book 2854, Page 116, said Register's Office; thence with the Northerly boundary of said Lot No. 18 North 72° 15' West 262.0 feet to a concrete monument; thence North 10°25' East 80.7 feet to an iron pin; thence South 72° 15' East, 271.9 feet to an iron pin in the Westerly Margin of said Lawing Drive; thence with said margin, South 17° 45' West, 80.0 feet to beginning.

Being the same property conveyed to James W. Tuten, an unmarried man, James R. Tuten, III, a married man, by Warranty Deed from Cara Beasley and Walker Dorris, both unmarried, of record in Instrument No. 20200825-0096276, in the Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 25, 2020.

This is ☒ improved or ☐ unimproved property located at: **3994 Lawing Drive, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of March, 2021.

GRANTORS:

Walker Tuten

James Walker Tuten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Walker Tuten, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10 day of March, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

James R. Tuten, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James R. Tuten, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10 day of March, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

202103160034953

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

