Karen Johnson Davidson County
Batch# 603119 DEEDWARR
03/30/2021 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20210330-0041920

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014897

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2020.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Wittine 932 31st Ave N Nashville, TN, 37209	Same address as new owner	092-06-0-712.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Five Thousand and 00/100 Dollars ($475,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES R. CHERRY, ANN M. CHERRY, AND ZACHARY L. TAYLOR**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER A. WITTINE, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10, Block 15, on the plat of Fisk University Place of record in Book 421, page 5, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to James R. Cherry, Ann M. Cherry, and Zachary L. Taylor from G. Co. Investments, LLC, a limited liability company, by Warranty Deed dated July 23, 2019 and recorded July 26, 2019 in Instrument #20190726-0073579, said Register's Office.

Being a portion of the same property conveyed to G. Co. Investments, LLC from G. Co. Investments, LLC by Quitclaim Deed dated July 11, 2018, and recorded July 18, 2018 in Instrument #20180718-0069871, said Register's Office.

Being a portion of the same property conveyed to G. Co. Investments, LLC from First Home Financial, LLC by Quitclaim Deed dated December 29, 2016, and record December 30, 2016 in Instrument #20161230-0137699, said Register's Office.

Being a portion of the same property conveyed to First Home Financial, LLC from G. Co. Investments, LLC by Quitclaim Deed dated May 10, 2016, and recorded May 12,

2016 in Instrument #20160512-0047368, said Register's Office.

Being a portion of the same property conveyed to Michael Stewart and Andre Johnson from Urban Property Concepts, LLC by Quitclaim Deed dated August 12, 2010, and recorded August 16, 2010 in Instrument #20100816-0064421, said Register's Office. Said property conveyed to G. Co. Investments, LLC by Final Decree Confirming Sale for delinquent taxes, Instrument #20150331-0027766.

Being a portion of the same property conveyed to Urban Property Concepts, LLC from Chris Flowers, a married person, by Warranty Deed dated February 14, 2007, and recorded February 14, 2007 in Instrument #20070214-0018809, said Register's Office.

The address of the herein described property is believed to be 932 31st Ave North, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of December, 2020.

JAMES R. CHERRY

ANN M. CHERRY

ZACHARY L. TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James R. Cherry, Ann M. Cherry and Zachary L Taylor whom I am 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 seal, this the 11th day of December, 2020.

Notary Public

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

David Webber
Printed Notary Name

My commission expires: 11/16/22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022