When recorded, return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste. 150
Brentwood, TN 37027
File Number: 21023346

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-10476-RL-s

Karen Johnson Davidson County
Batch# 606833 DEEDWARR
04/05/2021 01:12:10 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210405-0044083

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

Affiant

Subscribed and sworn to before me, this the 2ND day of APRIL, 2021.

Notary Public
My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Parthenon Construction and Development Group Inc. 269 White Bridge Pk Nashville, TN 37209	Parthenon Construction and Development Group Inc. 269 White Bridge Pk Nashville, TN 37209	102 04 0 091.00

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,

Brenda Weatherby, surviving spouse of Victor Weatherby, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Parthenon Construction and Development Group Inc., 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 Lot Number 1107 on the Plan of Charlotte Park, Section 13, of record in Book 2900, Page 142 and 143, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Victor Weatherby and Wife, Brenda Weatherby, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation, of record in Instrument No. 20040813-0098321, in the Register's Office of Davidson County, Tennessee, dated July 16, 2004 and recorded on August 13, 2004. Victor Weatherby, now deceased on August 10, 2020.

This is improved property located at: **6451 Thunderbird Drive, Nashville, TN 37209**.

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 2ND day of APRIL, 2021.

GRANTOR:

Brenda Weatherby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda Weatherby, 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 2ND day of APRIL, 2021.

Notary Public
My Commission expires: 11/6/24