THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333911

Karen Johnson Davidson County
Batch# 618343 **DEEDWARR**
04/19/2021 03:07:09 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20210419-0052249

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2021.

Notary Public
My Commission Expires: January 8, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alina Danielle Diehl and John Morford Whitson 3623 Westbrook Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104 05 0 238.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clinton Edward Hunter Brush and Jessica Brush, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **John Morford Whitson and Alina Danielle Diehl, joint tenants with a right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 473 on the Plan of Richland Realty Co's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clinton Edward Hunter Brush and wife, Jessica Brush, by Warranty Deed from Travis A. Clark and wife, Lauri S. Clark, of record in Instrument No. 20140602-0046835, in the Register's Office of Davidson County, Tennessee, dated May 30, 2014 and recorded on June 2, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Co's Division "C", as recorded in Plat Book 421, Page(s) 31.

This is improved property located at 3623 Westbrook Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of April, 2021.

Clinton Edward Hunter Brush

Jessica Brush

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clinton Edward Hunter Brush and Jessica Brush, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024