Karen Johnson Davidson County
Batch# 622428 DEEDWARR
04/26/2021 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210426-0055056

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joseph Carl Ingram
174 Brooke Castle Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Truist Bank
P. O. Box 79041
Baltimore, MD 21279

MAP/PARCEL 075-08-0A-076.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia M. Whitmore and Kristina F. Whitmore, joint tenants with right of survivorship, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Joseph Carl Ingram, unmarried, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 174 on the Plan of Brooke Castle of record in Plat Book 6250, Page 627, and amended in Plat Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kristina F. Whitmore, an unmarried woman by Warranty deed from Russell James Bartley and Tonie Do, a married couple of record in Instrument No. 20151230-0130913 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 30, 2015.

Being the same property conveyed to Patricia M. Whitmore and Kristina F. Whitmore, joint tenants with right of survivorship by Quitclaim deed from Kristina F. Whitmore of record in Instrument No. 20190327-0027383 Register's Office for Davidson County, Tennessee, dated March 24, 2019 and recorded on March 27, 2019.

Being also known as 174 Brooke Castle Drive 174 Hermitage, Tennessee 37076.

This is improved property known as: **174 Brooke Castle Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 22nd day of April, 2021.

WITNESS MY HAND on this the 22nd day of April, 2021.

Patricia M. Whitmore

Patricia M. Whitmore

Kristina F. Whitmore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Patricia M. Whitmore and Kristina F. Whitmore,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of April, 2021.

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of April, 2021.

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

NOTARY PUBLIC

My Commission Expires: _____

File No: 210184

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

