Karen Johnson Davidson County
Batch# 640718 DEEDWARR
05/20/2021 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210520-0068732

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 02511003400

NAME & ADDRESS OF NEW OWNER:
Abigail Elizabeth Manfro
401 Highland Heights Drive
Goodlettsville, Tn 37072

SEND TAX BILLS TO:
First Horizon Bank
12719 Cantrell Road
Little Rock, AR 72223

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **SHATADAH WHITELAW, AN UNMARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ABIGAIL ELIZABETH MANFRO, A SINGLE PERSON,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 33, on the Plan of Highland Heights Acres, as shown by plat appearing of record in Book 3700, page 97, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Carlos J. Butler, unmarried, by Warranty Deed from Sandra French Troutman fka Sandra Fuqua and Ralph E. Troutman, dated August 31, 2001, appearing of record in Instrument No. 20010921-0102366, of the Register's Office of Davidson County, Tennessee. The said Carlos J. Butler having since died on November 20, 2020 and is survived by his only Heir At Law, Shatadah Whitelaw, as per Affidavits of Heirship on file in the Gibson County Probate Clerk's Office.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 401 Highland Heights Drive, Goodlettsville, TN, 37072.

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

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the ____ day of May 14, 2021.

Shatadah Whitelaw

Shatadah Whitelaw

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shatadah Whitelaw, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14th day of May, 2021.

Tara Skinner

NOTARY PUBLIC

My Commission Expires: 6/18/24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eliza Whitfield

AFFIANT

Sworn to and subscribed before me this 19 day of May, 2021.

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

Carmen Coats

NOTARY PUBLIC

My Commission Expires:

TARA SKINNER STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY MY COMMISSION EXPIRES 6-18-2024

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True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022