Karen Johnson Davidson County
Batch# 645411 DEEDWARR
05/27/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,878.60
20210527-0072110

#36291

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210534886**<br> | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $778,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of May, 2021.<br><br>Notary Public<br>My Commission Expires: 10-2-2023 |

**WARRANTY DEED** 36291

| | | |
|---|---|---|
| Address New Owner:<br>Clay Whitson and Jeannette Whitson<br>4606 Utah Avenue<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner<br>4410 Forsythe Place<br>Nashville, TN 37205 | Tax Information:<br>Tax Parcel ID No.<br>103 04 0 095.00 |

**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, **Whitney Ryan and wife, Jessica Ryan,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay Whitson and Jeannette Whitson, husband and wife, and Clay Whitson, Jr., unmarried**, ("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. 11 and the West half of Lot No. 10, of Block 4, on the Map of the Sylvan Land Company's Subdivision, of record in Book 332, Page 104, Register's Office for said County, and described as follows:

Beginning on the North margin of Utah Avenue 60 feet East of 47th Avenue North; thence Easterly, along the North margin of Utah Avenue 75 feet; thence Northerly parallel to 47th Avenue North, 160 feet to an alley; thence Westerly along said alley 75 feet; thence Southerly parallel to 47th Avenue North, 160 feet to the beginning.

Being the same property conveyed to Whitney Ryan and wife, Jessica Ryan, by Warranty Deed from Stacey Olsen, married and Margie M. Wilkett, unmarried, of record in Instrument No. 20160509-0045706, in the Register's Office of Davidson County, Tennessee, dated April 20, 2016 and recorded on May 9, 2016.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Part of Sylvan Park, as recorded in Plat Book 332, Page(s) 104.

This is improved property located at 4606 Utah Avenue Nashville TN 37209

**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 25th day of May, 2021.

Whitney Ryan

Jessica Ryan

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 25th day of May, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

