Karen Johnson Davidson County
Batch# 661360 DEEDWARR
06/22/2021 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20210622-0083696

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$900,000.00.**

Affiant

Subscribed and sworn to me on 06/17/21.

NOTARY PUBLIC
My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kelsey K. Brown 1001 Caruthers Ave. Nashville, TN 37204	NEW OWNER 1001 A Caruthers Ave Nashville TN 37204	118 01 0 184.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Wheatley, a married man and Andrea Wheatley, unmarried woman hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kelsey K. Brown, a single woman hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at the Southwest corner of 10th Avenue South, formerly Pomeroy and Caruthers Avenue; thence Southerly along the Westerly margin of 10th Avenue South, 105 feet, more or less to a point 73 feet North of the Northerly margin of an alley; thence Westerly 82 feet more or less to a point in the Easterly boundary line of a tract of land conveyed to A. B. Thack, by deed from C. T. Breene, et al, said point being 73 feet North of the Northerly margin of said alley; thence Northerly with the Easterly margin of the A. B. Thack property 105 feet more or less to the Southerly margin of Caruthers Avenue; thence with the Southerly margin of Caruthers Avenue, Easterly 82.5 feet to the point of beginning.

Being the same property conveyed to Andrea S. Wheatley, unmarried woman, and Robert M. Wheatley, a married man, Tenants in Common with Rights of Survivorship, by Warranty Deed from Samantha S. Wheatley, an unmarried woman, of record in Instrument No. 20180104-0001232, in the Register's Office of Davidson County, Tennessee, dated December 27, 2017 and recorded on January 04, 2018.

Being the same property conveyed to Samantha S. Wheatley, an unmarried woman, by Warranty Deed from C. Grey Carter and wife, Melanie Marie Carter (fka Melanie Marie Menefee), of record in Instrument No. 20130606-0057404, in the Register's Office of Davidson County, Tennessee, dated June 03, 2013 and recorded on June 06, 2013.

This is improved property known as 1001 Caruthers Ave, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on 06/17/21.

Robert Wheatley

Andrea Wheatley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/17/21, before me personally appeared Robert Wheatley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 06/17/21

NOTARY PUBLIC

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____

COUNTY OF _____

X

On this 17th day of June, 2021, before me personally appeared Andrea Wheatley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the dame as her free act and deed.

WITNESS my hand and official seal on _____ day of June, 2021.

See Attached 6-16-21

NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 6-16-21 before me, Jason Mason, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Andrea Wheatley
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JASON MASON
Notary Public - California
Los Angeles County
Commission # 2233347
My Comm. Expires Mar 5, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Certificate of Authenticity

I, John Cobb Rochford, do hearby 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, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY