Karen Johnson Davidson County
Batch# 665980 DEEDWARR
06/25/2021 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210625-0086788

# WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/05/2025 DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: SOUTHGATE DEVELOPMENT LLC | SEND TAX BILLS TO: New owner | MAP-PARCEL NUMBERS |
|---|---|---|
| 320 11TH Ave S. #562 (NAME) | (NAME) | 07206018500 |
| Nashville, TN 37203 (ADDRESS) | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHESTER C. WHITAKER, TRUSTEE OF The Chester C. Whitaker Living Trust, established by the Revocable Trust Agreement of Chester C. Whitaker, dated August 24, 2004** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOUTHGATE DEVELOPMENT LLC** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Lot No. 18 on the Map of the Revised and corrected plan of the Subdivision of the Casper Zopfi Place, as of record in Book 547, Pages 21 and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete descriiption.**

**Said Lot No. 18 fronts 50 feet on the northerly side of Trinity Lane, and formerly Countess Street and runs back between parallel lines, 145, feet to an alley.**

**Being a portion of the same property conveyed to Chester C. Whitaker, Trustee of the Chester C. Whitaker Living Trust, established by the Revocable Trust Agreement of Chester C. Whitaker, dated August 24, 2004, by virtue of that certain Quit Claim Deed dated April 9, 2005, and being of record at Instrument No. 20050429-0047886 in the Register's Office of Davidson County, Tennessee.**

**Being the same property previously conveyed to Chester C. Whitaker by virtue of Quit Claim Deed dated April 9, 2005 at Instrument No. 20050422-0044931 in the said Register's Office.**

**Being the same property previously conveyed to Jean S. Whitaker by virtue of Quit Claim Deed dated June 20, 1985 at Book 6590, Page 327 in the said Register's Office.**

**Being the same property previously conveyed to Chester C. Whitaker and wife, Jean S. Whitaker by virtue of Warranty Deed dated February 27, 1985 at Book 6501, Page 569 in the said Register's Office.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 547, Page 21 and 22, and all other matters of record, including all items set out on any applicable plat of record.**

'unimproved
This is improved x property, known as 1057 E Trinity Ln Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said

GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 24th day of June, 2021.

The Chester C. Whitaker Living Trust, established by the Revocable Trust Agreement of Chester C. Whitaker, dated August 24, 2004

By Chester C. Whitaker, Trustee

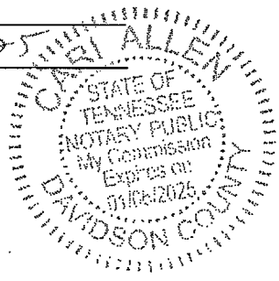
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Chester C. Whitaker, Trustee of The Chester C. Whitaker Living Trust, established by the Revocable Trust Agreement of Chester C. Whitaker, dated August 24, 2004, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of June, 2021.

Notary Public

My Commission Expires: 1-6-25



Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022