WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12428-DJ

Karen Johnson Davidson County
Batch# 677775 DEEDWARR
07/15/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20210715-0095516

FOR OFFICIAL USE

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **590,000.00**.

Kirsten Vinder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/12/2021**

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3828

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tria Kay Wilhite and Terry Moreland	Tria Wilhite and Terry Moreland	**071-14-0E-009.00**
(NAME) **60 Fern Avenue**	(NAME) 7023 Shelby 342	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS) Shelbina , MO 63468	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **60 Taters Inc., a Tennessee Corporation Inc,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tria Kay Wilhite and Terry Moreland, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 9, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160830-0090887, as amended in Instrument Nos. 20170913-0093673, 20180808-0078087 and 20190410-0032695 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County,

Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 60 Taters Inc., a Tennessee Corporation Inc., a Corporation by Deed dated July 11, 2019 from Christopher K. Tate, unmarried man, recorded July 11, 2019, in Instrument Number 20190711-0067811, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **60 Fern Avenue, Unit 9, Nashville, TN 37207**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **July, 2021.**

60 Taters Inc., a Tennessee Corporation

C. K. Tate, President

Chris K. Tate, President

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Chris K. Tate, whom I am personally acquainted and who upon his oath acknowledged himself to be the President and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of 60 Taters Inc.

WITNESS my hand and official seal this the ~~12th day~~ of **July, 2021**

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Storey Carver, **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** July 12, 2021 **(date of document).**

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** July, **2021.**

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

