Karen Johnson Davidson County
Batch# 700243 DEEDWARR
08/18/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210818-0111626

Warranty Deed

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Affiant Subscribed and sworn to before me, this the 16th day of August, 2021. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Allen Whitmore and Melanie Rebecca Whitmore	Churchill Mortgage Corporation	072-03-0-093.00
1313 McChesney Avenue	1749 Mallory Lane, Suite 100	
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BENJAMIN AZZI AND MEGAN AZZI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ALLEN WHITMORE AND MELANIE REBECCA WHITMORE, HUSBAND AND WIFE,** 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:

MM DW

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of First Revision Resubdivision of lot 208 Inglewood Place of record in Plat at Instrument No. 20120816-0073615, 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 part of the same property conveyed to Azzi Living Trust dated 3/1/11, Robert M. Azzi, Trustee and Cynthia E. Azzi, Trustee by Warranty deed from Terri Borders, a married woman of record in Instrument No. 20120329-0026549 Register's Office for Davidson County, Tennessee, dated March 27, 2012 and recorded on March 29, 2012.

Being the same property conveyed to Benjamin Azzi and Megan Azzi, husband and wife by Warranty deed from Robert M. Azzi and Cynthia E. Azzi, Trustee of Azzi Living Trust Dated March 01, 2011 of record in Instrument No. 20190729-0074629 Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on July 29, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1313 McChesney Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of August, 2021.

Benjamin Azzi

Megan Azzi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Azzi and Megan Azzi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of August, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/18/2021 (date of document).

Affiant Signature

08/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025