WARRANTY DEED

Karen Johnson Davidson County
Batch# 719361 DEEDWARR
09/17/2021 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20210917-0125479

File No. BC-21-1184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nashville Jersey Holdings, LLC	Nashville Jersey Holdings	
(NAME)	(NAME)	
1527 Hayden Drive	1006 Riverside Drive	072-16-0-222.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Old Hickory TN 37138	
(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/we, **Deborah Corinne Rawls, Thomas Michael Whitley, Jeffrey Scott Whitley, Patrick Albert Whitley, and Kimberly Renee Johnson**, heirs at law of Richard Kent Whitley, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Jersey Holdings, LLC., a Tennessee limited liability company**, 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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Porter Heights, Part Two, of record in Book 1424, page 79, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard K. Whitley, unmarried by Warranty Deed from Roy Lee Morris, unmarried of record in Book 9037, page 406, Register's Office for Davidson County, Tennessee, dated July 30, 1993 and recorded on August 04, 1993. The said Richard K. Whitley died intestate on June 05, 2021, thereby vesting ownership into his heirs at law: Thomas Michael Whitley, Debroah Corinne Rawls, Jeffrey Scott Whitley, Patrick Albert Whitley, and Kimberly Renee Johnson. His estate has also been admitted for Probate under Docket No. 21P-1397, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. SEE ALSO: Affidavits of Heirship of record at Instrument Nos. 202109170125477 and 202109170125478, Register's Office for Davidson County, Tennessee.

Deborah Corinne Rawls and Thomas Michael Whitley join in this conveyance as Administrators of the Estate of Richard K. Whitley a/k/a Richard Kent Whitley to convey any interest held by the estate in the subject property.

This is property more commonly known as 1527 Hayden Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of September, 2021.

The Estate of Richard Kent Whitley

By: Deborah Corinne Rawls, Admin.

By: Thomas Michael Whitley, Admin.

Heirs at Law of Richard Kent Whitley

Deborah Corinne Rawls

Thomas Michael Whitley

Jeffrey Scott Whitley

Patrick Albert Whitley

Kimberly Renee Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2021, before me personally appeared Jeffrey Scott Whitley, Patrick Albert Whitley and Kimberly Renee Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of August, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2021, before me personally appeared Deborah Corinne Rawls and Thomas Michael Whitley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of September, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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, Deborah Corinne Rawls and Thomas Michael Whitley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Administrators of the Estate of Thomas Kent Whitley a/k/a Thomas K. Whitley, the within named bargainor, and that they as such Administrators, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by themselves as Administrators.

Witness my hand and official seal this 3rd day of September, 2021.

Notary Public_____

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

Certificate of Authenticity

I, Emily Manno, 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 09/03/21.

Date

Affiant Signature

09/03/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of September, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON