Karen Johnson Davidson County
Batch# 728829 DEEDWARR
10/01/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $825.10
20211001-0132325

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MJ-CPP-21-1037

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Keith Archer	**NEW OWNER**	
(NAME) **1037 Brittany Park Dr**	(NAME)	**162-12-0A-040.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBIN WITHERSPOON AND KATHLEEN WILLIAMS AND FRANCES SUMNER AND THOMAS B. WITHERSPOON AND JASON WITHERSPOON AND RAYNALD WITHERSPOON, JR. AND CHRISTIE D. KEORTGE AND JANA WITHERSPOON NANCE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER KEITH ARCHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 40 on the Plan of Brittany Park Subdivision, Phase 1-B, First Revision, of record in Plat Book 9700, Page 610, 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 P. Darlene Witherspoon, unmarried by Warranty deed from Timothy A. Lavender, II and wife, Amanda C. Lavender, and Timothy A. Lavender, Sr., and wife, Sharon B. Lavender of record in Instrument No. 20000905-0087421 Register's Office for Davidson County, Tennessee, dated August 31, 2000 and recorded on September 5, 2000.

The said P. Darlene Witherspoon a/k/a Patricia Darlene Witherspoon having since died on January 2, 2021, leaving Robin Witherspoon, Kathleen Williams, Frances Sumner, Thomas B. Witherspoon, Raynald Witherspoon, Jr., Christie D. Keortge, Jana Witherspoon Nance and Jason Witherspoon as heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20211001013231 6 and 20211001013231 7, Register's Office for Davidson County, Tennessee.

SAID PROPERTY IS NOT A PRIMARY RESIDENCE FOR ANY ABOVE NAMED GRANTORS.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 9700, Page 610 and Book 7900, Page 998, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10016, Page 870 amended in Book 10772, Page 988, Book 11398, Page 4 and Instrument No. 20021025-0130771, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8113, Page 849 amended in Book 8128, Page 92, in the Register's Office for Davidson County, Tennessee.
- Charter of Brittany Park Subdivision Homeowner's Association of record in Book 10016, Page 900, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Brittany Park Homeowner's Association of record in Book 10789, Page 173, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1037 Brittany Park Dr, Antioch, Tennessee 37013**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this the 29 DAY OF SEPTEMBER, 2021.

Robin Witherspoon, Administratix
Robin Witherspoon

Kathleen Williams by Monique Hunter, Attorney-in-Fact
Kathleen Williams by Monique Hunter, Attorney-in-Fact

Frances Sumner by Robin Witherspoon, Attorney-in-Fact
Frances Sumner by Robin Witherspoon, Attorney-in-Fact

Thomas B. Witherspoon by Robin Witherspoon, Attorney-in-Fact
Thomas B. Witherspoon by Robin Witherspoon, Attorney-in-Fact

Jason Witherspoon by Rob Witherspoon, Attorney-in-Fact
Jason Witherspoon by Robin Witherspoon, Attorney-in-Fact

Raynald Witherspoon JR by Rob Witherspoon, Attorney-in-Fact
Raynald Witherspoon, Jr. by Robin Witherspoon, Attorney-in-Fact

Christie D. Keortge by Rob Witherspoon, Attorney-in-Fact
Christie D. Keortge by Robin Witherspoon, Attorney-in-Fact

Jana Witherspoon Nance by Rob Witherspoon, Attorney-in-Fact
Jana Witherspoon Nance by Robin Witherspoon, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN WITHERSPOON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of, FRANCES SUMNER, THOMAS B. WITHERSPOON, JASON WITHERSPOON, RAYNALD WITHERSPOON, JR., CHRISTIE D. KEORTGE, AND JANA WITHERSPOON NANCE, and who acknowledged he/she/they executed the same as the free act and deed of the said FRANCES SUMNER, THOMAS B. WITHERSPOON, JASON WITHERSPOON, RAYNALD WITHERSPOON, JR., CHRISTIE D. KEORTGE, AND JANA WITHERSPOON NANCE.

Witness my hand and official seal, this the 29th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONIQUE HUNTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of, KATHLEEN WILLIAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said KATHLEEN WILLIAMS.

Witness my hand and official seal, this the 29th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WD

Certificate of Authenticity

I, **Nick Harris**, 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 9-29-21.

Affiant Signature

9-29-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of September, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY