Karen Johnson Davidson County
Batch# 732031 DEEDWARR
10/08/2021 02:01:59 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20211008-0135711

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1603

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Herman J. Wethington, married and Thomas Neil Wethington and Kelly Jane Wethington, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joanna Lee McCracken, a married woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Nations Park, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Nations Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140502-0037591, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Nations Park, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140502-0037591, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Herman J. Wethington and Thomas Neil Wethington, single man, as joint tenants with rights of survivorship by Quitclaim deed from Thomas Neil Wethington, single man of record in Instrument No. 20170112-0003871 Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 12, 2017. Thomas Neil Wethington is now married to Kelly Jane Wethington, who joins in this conveyance to convey and all marital interest in subject property. Herman J. Wethington is married; however, the subject property has never been the residence of his spouse.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4904 A Tennessee Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Joanna McCracken
4904 A Tennessee Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
new owner

TAX MAP-PARCEL #:
091-07-0M-003.00

WITNESS THE EXECUTION HEREOF this 1st day of October, 2021.

Herman J. Wethington

Thomas Neil Wethington

Kelly Jane Wethington

State of Tennessee)
County of Davidson)

On this 1st day of October, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Herman J. Wethington and Thomas Neil Wethington and Kelly Jane Wethington, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA V. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$535,000.00~~ $550,000.00

Affiant

Sworn and subscribed before me on this the 1st day of October, 2021.

Notary Public

My Commission Expires: 10/2/23

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # DM-TAG-21-4204