Karen Johnson Davidson County
Batch# 764432 DEEDWARR
12/01/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20211201-0158819

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 4/26/2025
(AFFIX SEAL)

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. BC-21-1590

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 NUMBERS
Katie Mcinnes	Katie McInnes	
(NAME)	(NAME)	
2211 Ridgecrest Drive	6543 Thunderbird Dr.	072-08-0-210.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37209	
(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, **Jeffrey S. Whitley and Annette R. Whitley, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katie Mcinnes, an unmarried woman**, 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:

Being Lot No. 142 on the Plan of Dalewood, Section II of record in Plat Book 1835, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery S. Whitley, unmarried by Warranty deed from Sharon Elizabeth Tullock Sizemore of record in Book 6727, page 713, Register's Office for Davidson County, Tennessee, dated November 29, 1985 and recorded on December 5, 1985.

Being the same property conveyed to Jeffrey S. Whitley and Annette R. Whitley, husband and wife by QuitClaim deed from Jeffery S. Whitley of record in Instrument No. 20180328-0029166 Register's Office for Davidson County, Tennessee, dated March 23, 2018 and recorded on March 28, 2018.

This is property more commonly known as 2211 Ridgecrest Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 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 23rd day of November, 2021.

Jeffrey S. Whitley

Annette R. Whitley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of November, 2021, before me personally appeared Jeffrey S. Whitley and Annette R. 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 23rd day of November, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **November 23, 2021**.

Affiant Signature

11/23/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

23rd day of **November**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

