Karen Johnson Davidson County
Batch# 793391 DEEDWARR
01/20/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20220120-0007630

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
J Jireh LLP
3554 Gondola Drive
Antioch, TN 37013
SEND TAX BILLS TO:
New owner
5714 Mapleshade Lane
Dallas, TX 75252

WARRANTY DEED

(Map 150-03-0; Parcel 152.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LARNICE B. WHITNEY, A WIDOW**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **J JIREH LLP, A TENNESSEE PARTNERSHIP,** hereinafter referred to as "Grantee", its successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 53A on the Plan of Chelsea of Priest Lake, Section 1-B, Zone Lot Division of Lots 53 & 54, of record in Plat Book 6250, Page 262; Amendment of Plat Book 6250, Page 8, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Ronnie L. Whitney and wife, Larnice B. Whitney, by Warranty Deed dated December 23, 1986 from Kenneth E. Cowser and wife, Nancy A. Cowser, recorded December 31, 1986, in Book 7089, Page 985, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated July 18, 1997, Ronnie L. Whitney, conveyed all of his right, title, and interest in the subject property to Larnice B. Whitney, being recorded July 28, 1997, in Book 10543, Page 657, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated June 10, 2003, Larnice B. Whitney, conveyed all of her right, title, and interest in the subject property to Ronnie L. Whitney and wife, Larnice B. Whitney, being recorded June 30, 2003, in Instrument No. 20030630-0090144, in the Register's Office of Davidson County, Tennessee. Ronnie L. Whitley died August 6, 2021 leaving Larnice B. Whitley as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 3554 Gondola Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 12th day of January, 2022.

Larnice B. Whitney

Larnice B. Whitney

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 Larnice B. Whitney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of January, 2022.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of January, 2022.

Notary Public

My commission Expires: 8-19-23

File No. GTS1-2021-814

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Kaylie Joiner, 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 the 12th day of January, 2021.

Affiant Signature

1/12/22

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 12th day of January, 2021.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY