Karen Johnson Davidson County
Batch# 795306 DEEDWARR
01/26/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220126-0009280

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

O-AR-21-4876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/17/2023 (AFFIX SEAL)

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)
Richard B. Whitner, Jr.	New Owner	
(NAME) **4876 Big Horn Drive**	(NAME)	**065-09-0-006.00**
(ADDRESS) **Old Hickory, TN 37138**	(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, **WILLIAM BROCK BYERS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD B. WHITNER, JR., A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,** 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 Davidson County, Tennessee, being Lot No. 36 on the Plan of Sherwood Forest, Section Two, of record in Plat Book 4300, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 75.00 feet on the Westerly margin of Big Horn Drive and Extends back between parallel lines 140.00 feet to a dead line in the rear.

Being the same property conveyed to William Brock Byers, unmarried man by Warranty deed from EMS Investing, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20181121-0114613 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 21, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 125, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4465, Page 184, as amended in Book 4482, Page 427 and Book 4546, Page 202, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4876 Big Horn Drive, Old Hickory, Tennessee 37138**.

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 10 DAY OF JANUARY, 2022.

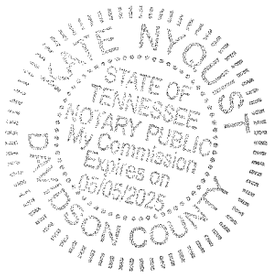
William Brock Byers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BROCK BYERS, 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 10th of January, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



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

Tennessee Certification of Electronic Document

I, Laura Desmond, 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 01/10/2022 (date of document).

Affiant Signature

01/14/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022