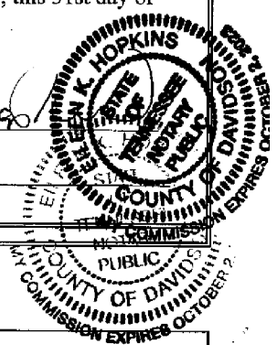
Karen Johnson Davidson County
Batch# 803147 DEEDWARR
02/10/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20220210-0015488

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139040**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2022. Notary Public My Commission Expires: 10-2-2023



WARRANTY DEED

Address New Owner: Charles A. Grice and Donna L. Wittman 4413 Charleston Place Circle Nashville TN 37215	Send Tax Bills To: Charles A. Grice and Donna L. Wittman 4413 Charleston Place Circle Nashville TN 37215	Tax Information: Tax Parcel ID No. 130-08-0B-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lowell C. Whitefield, Trustee of the Lowell C. Whitefield Revocable Living Trust dated July 16, 1998, and any amendments thereto** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles A. Grice and Donna L. Wittman, both unmarried, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common elements of Charleston Place Condominium, a horizontal property regime established by Master Deed, of record in Book 5965, page 880, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan and being located upon Lot No. 4 on the Plan of Condominium Site Plan Charleston Place Lot Nos. 3 and 4 of record in Plat Book 5200, page 351, amended in Plat Book 5200, page 461, Register's Office for Davidson County, Tennessee .

Being the same property conveyed to LOWELL C. WHITEFIELD AND WIFE, SYLVIA H. WHITEFIELD, by deed from WALTER H. MERRILL AND WIFE, MORGAN V. MERRILL, of record in Instrument No. 20020614-0072501 , dated June 12, 2002 , said Register's Office.

SYLVIA H. WHITEFIELD died on or about August 15, 2019, leaving LOWELL C. WHITEFIELD as the surviving tenant by the entirety.

Being further conveyed to LOWELL C. WHITEFIELD, TRUSTEE OF THE LOWELL C. WHITEFIELD REVOCABLE LIVING TRUST DATED JULY 16, 1998, AND ANY AMENDMENTS THERETO by quitclaim deed from LOWELL C. WHITEFIELD of record in Instrument No. 20201116-0134652 , dated September 23, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 130-08-0B-001.00 CO.

Master Deed of record in Book 5965, page 880, said Register's Office.

By-Laws amended in Instrument of record in Book 6071, page 499 and Instrument No. 20210816-0110044, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, page 351 and amended in Book 5200, page 461, said Register's Office.

This is improved property located at 4413 Charleston Place Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2022.

LC WHITEFIELD, TRUSTEE
Lowell C. Whitefield, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lowell C. Whitefield, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Lowell C. Whitefield Revocable Living Trust, dated July 16, 1998, and any amendments thereto, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 1/31/22.

George E. Mudter, Jr.
Dated 1/31/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 1/31/22

My commission expires 10/2/2023

