Karen Johnson Davidson County
Batch# 823802 DEEDWARR
03/17/2022 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220317-0031374

Name and Address of New Owner:
David Austin Whitehead and James Dylan Lyle
1700 Greenhart Court
Antioch, TN 37013

Send Tax Bills To:
SWBC Mortgage Corporation
9311 San Pedro Avenue, Ste 100
San Antonio, TX 78216

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 015-00-0-085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kimberly V. Forsyth and Gwendolyn Thober, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Austin Whitehead, a single man and James Dylan Lyle, a single man, tenants in common with right of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being Part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris et al. Lands, as of record in Plat Book 2, Page 183, Chancery Court at Nashville, described according to a survey by C.J. Carney, Surveyor, October 13, 1960, as follows:

Beginning at a point in Union Hill Road, 200 feet, more or less, North 31 degrees East of the Northeast corner of a tract of land conveyed to E.L. Manning and wife, by deed from George S. Brent et al, of record in Book 3224, Page 611, Register's Office for Davidson County, Tennessee; thence with said Union Hill Road, North 31 degrees East 170 feet and North 22 degrees East 110 feet to a point; thence North 64 degrees West 404 feet to a point; thence South 34 degrees 30' West 303 feet to a point; thence South 66 degrees East 435 feet to the Point of Beginning.

Being the same property conveyed to Kimberly V. Forsyth, a single woman, by Warranty Deed from Jeremy W. Stricklin and wife, Melissa D. Stricklin, of record in Instrument No. 20170622-0062914, Register's Office for Davidson County, Tennessee, dated June 20, 2017 and recorded on June 22, 2017. (Value of consideration shown in aforementioned deed $167,000.00.) The said Kimberly V. Forsyth having since married. The said Gwendolyn Thober is executing said Warranty Deed to convey any marital interest in said property.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 2836 Union Hill Road, Joelton, Tennessee 37080.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of March, 2022.

Kimberly V. Forsyth

Gwendolyn Thober

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly V. Forsyth and Gwendolyn Thober, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of March, 2022.

Notary Public
My commission expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of March, 2022.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-22-2070

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3.2.22.

Affiant Signature

3.2.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2 day of March, 2022

Notary Signature

My Commission Expires: 1/8/22

