NEW OWNER:
JOHN R. GLOVER
5505 B CALIFORNIA AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2190

Map & Parcel
091020319.00 (PART OF)

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 825880 DEEDWARR
03/22/2022 09:38:30 AM 4 pgs
Fees: $23.00 Taxes: $2,959.63
20220322-0032561

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($799,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIRTLEY WHITTINGTON,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN R. GLOVER aka JOHN REED GLOVER and JESSECA K. GLOVER aka JESSECA KHAN GLOVER, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1412 of Block 44, Plan No. 2, West Nashville, as shown on the plat of the same of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot fronts 25 feet on the south side of California Avenue and extends back southwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to KIRTLEY WHITTINGTON, by Quitclaim Deed from SEAN MCKINNIS, ANTHONY MCKAY, and KIRTLEY WHITTINGTON, as tenants in common, a one-third undivided interest each, dated May 11, 2021, and of record in Instrument No. 20210514-0065276, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **5505 B CALIFORNIA AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 57, Page 172, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 10th day of March, 2022.

KIRTLEY WHITTINGTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIRTLEY WHITTINGTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of March, 2022.

NOTARY PUBLIC

My commission expires:

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

****

The actual consideration or value, whichever is greater, for this transfer is **$799,900.00.**

AFFIANT

Sworn to and subscribed to before me this 10th day of March, 2022.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11 19 2025
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires:

Certificate of Authenticity

I, Joshua A. Terry, 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 3/10/2022.

Affiant Signature

3/11/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/11/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON