Karen Johnson Davidson County
Batch# 828062 DEEDWARR
03/24/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220324-0034020

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2022. Notary Public My commission expires: 8.20.2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Mitchell Carrington, II and Kathleen Ingram Carrington	**New Owner**	**104-05-0-172.00**
3706 Princeton Ave		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jeffrey T. Whitacre and Julia Whitacre, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Mitchell Carrington, II and Kathleen Ingram Carrington, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the Easterly 25 feet front and 52 feet rear of Lot No. 4 and the Westerly 30 feet front and 20 feet rear of Lot No. 5 on the Map of J. D .Torrey's subdivision of Lot Nos. 411 and 503 of Richland Realty Company's Division "C" of record in Book 421, Page 186 , Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Northerly margin of Princeton Avenue 25 feet East of the common corner of Lots Nos. 3 and 4 of said subdivision; thence Northerly 135 feet more or less to a point in the southerly margin of an alley 20 feet East of the common corner of Lots Nos. 3 and 4; thence Easterly with the Southerly margin of said alley 45 feet to a joint 25 feet West of the Northeast corner of Lot No. 5 of said subdivision; thence southerly 94 feet, more or less to a point in the Northerly margin of Princeton Avenue 20 feet West of the Southeast corner of Lot No. 5 ; thence with then Northerly margin of Princeton Avenue 55 feet more or less to the point of beginning.

BEING the same property conveyed to Jeffrey T. Whitacre and Julia Whitacre, husband and wife by Warranty deed from Julia Ann Hawkins, unmarried of record in Instrument No. 20150709-0066850 Register's Office for Davidson County, Tennessee, dated July 08, 2015 and recorded on July 09, 2015.

BEING improved property known as **3706 Princeton Ave, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of March, 2022.

Jeffrey T. Whitacre

Julia Whitacre

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeffrey T. Whitacre and Julia Whitacre, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of March, 2022.

Notary Public
My Commission Expires: 9July2024

CATHERINE GALERA
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Lenders Title Company File No. 22-000569-528

SP 11/2015

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 March 14, 2022 (date of document).

Affiant Signature

March 16th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 16th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY