When recorded, return to:
Gore & Reynolds PLLC
121 1st Avenue South #230
Franklin, TN 37064
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-16275-KS-s

Karen Johnson Davidson County
Batch# 833793 **DEEDWARR**
04/04/2022 10:07:31 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220404-0038504

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2022.

Notary Public
My Commission Expires: 01-06-25

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samantha Claire Easterling 1730 24th Avenue North Nashville, TN 37208	Samantha Claire Easterling 1730 24th Avenue North Nashville, TN 37208	081 10 0 221.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Rebecca Whitsett, an unmarried woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Samantha Claire Easterling, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the South 12.5 feet of Lot No. 154 and the North 25 feet of Lot No. 153, in Cobb's Subdivision of Lot No. 6 of Subdivision of Harding's Bosley Tract, as of record in Plat Book 161, Page 155, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Whitsett, by Warranty Deed from Donna Mule, of record in Instrument No. 20161101-0115193, in the Register's Office of Davidson County, Tennessee, dated October 25, 2016 and recorded on November 01, 2016.

This is improved property located at: **1730 24th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 1st day of April, 2022.

GRANTOR:

Rebecca Whitsett

Rebecca Whitsett

STATE OF ~~TENNESSEE~~ DC Maryland
COUNTY OF Baltimore City

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rebecca Whitsett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of ~~April~~ 31 March, 2022.

Dana A Colaianni
NOTARY PUBLIC
Baltimore County
State of Maryland
My Commission Expires
January 23, 2024

Notary Public Dana A Colaianni
My Commission expires: January 23 2024

Tipic 300117798 2/28/23
1813 Dunwoody Rd Parkville MD
21234