Karen Johnson Davidson County
Batch# 839711 DEEDWARR
04/14/2022 09:53:22 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220414-0043295

WARRANTY DEED

File No. 22-52115

THIS INDENTURE made and entered into on this 14th day of April, 2022, by and between **JEREMEY WHITAKER and wife, JACI WHITAKER,** hereafter called Parties of the First Part, and **JACK WHITAKER**, hereafter called Party of the Second Part.

(Wherever used herein, the singular shall include the plural and the use of any gender shall be applicable to all genders.)

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties of the First Part have bargained and sold and by these presents do hereby transfer and convey unto the Party of the Second Part, his heirs and assigns, the following described property situated within Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

This Instrument Was Prepared By
Michael J. Hickie, Esq.
CARRIER AND HICKIE
206 Princeton Road, Suite 44
Johnson City, Tennessee 37601

CONTROL MAP 142, GROUP 11, PARCEL 092.00

BEING all of Lot 32, on the Plan of Section Two, Valley West Subdivision, of record in the Register's Office for Davidson County, Tennessee at Nashville, in Book 3600 Page 86, to which reference is here made for a more complete description of said lot.

BEING the same property conveyed to Jeremey Whitaker and wife, Jaci Whitaker by a deed dated the 31st day of August, 2015, from Erika K. Nash and husband, Bryan Nash, recorded in the Register's Office for Davidson County, Tennessee at Nashville, in Instrument No. 20150901-0088509, to which reference is here made.

TO HAVE AND TO HOLD the said property together with all rights, privileges and appurtenances thereunto belonging unto the Party of the Second Part, his heirs and assigns, forever in fee simple.

The Parties of the First Part covenant with the Party of the Second Part, his heirs and assigns, that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to sell and convey the same; that the title to the said property is free and unencumbered; and that they will forever warrant and defend the title to the said property against the lawful claims and demands of all persons whomsoever.

This conveyance is made subject to any and all easements, rights-of-way and restrictive covenants as may appear of record or not of record.

IN WITNESS WHEREOF, the Parties of the First Part hereunto sign their names on the day and year first above written.

JEREMEY WHITAKER

JACI WHITAKER

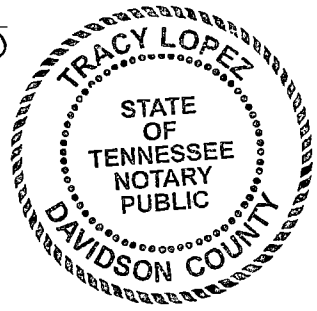
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, **JEREMEY WHITAKER and wife, JACI WHITAKER** the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in the State and County aforesaid this 9th day of April, 2022.

Notary Public

My Commission Expires:
3/7/2023



STATE OF TENNESSEE
COUNTY OF WASHINGTON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is **$485,000.00**, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Jack Whitaker
Affiant

Subscribed to and sworn to before me this 18th day of April, 2022.

ANGEL B HEFTY
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

Notary Public or Register

My Commission Expires:
04/30/2022

Property Owner: JACK WHITAKER
Address: 277 Bretren Ch. Dr Jonesborough TN 37659
Person or Agency responsible for payment of taxes: Jack Whitaker
Address: 277 Bretren Church Road, Jonesborough, TN 37659

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF. UNLESS A SEPARATE TITLE OPINION HAS BEEN FURNISHED TO THE GRANTEE(S), THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF THE TITLE OF THIS REAL ESTATE AND THEN ONLY TO THE EXTENT AS SET FORTH IN THE TITLE OPINION. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE.