Karen Johnson Davidson County
Batch# 848158 DEEDWARR
04/29/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,382.69
20220429-0049922

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203**<br><br>MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023 | STATE OF TENNESSEE )<br>COUNTY OF Davidson )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $373,700.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21 day of April, 2022.<br><br>Notary Public<br>My Commission Expires: 10-02-2023 |

**WARRANTY DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Thomas Whitworth and Rebecca Clark Whitworth<br>2906 Woodlawn Drive<br>Nashville, TN 37215 | Send Tax Bills to:<br>2906 Woodlawn Drive<br>Nashville, TN 37215 | Tax Parcel ID No.<br>119-01-0-280.0 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEAR BLUE EQUITY, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THOMAS WAYNE WHITWORTH AND REBECCA CLARK WHITWORTH, HUSBAND AND WIFE** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Being Lot Number 1 on the Plat of Subdivision of the East Part of Mrs. Gray's Property made September 24, 1929 by W. B. Southgate, Surveyor, not of record.**

**Said Lot Number 1 fronts 50 feet on the Southerly side of Rose Avenue and runs back between parallel lines 166 feet to a dead line, said Lot Number 1 running back with the Westerly Margin of Wickson Avenue, said Lot is part of Lot 35 on the Map of Cumberland Nurseries Subdivision, as of record in Book 161, page 112, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Clear Blue Equity, LLC by Special Warranty Deed of record at Instrument No. 20121218-0116559, dated 12/14/2012 and recorded 12/18/2012, in the Register's Office of Davidson, Tennessee.**

This is improved property commonly known as: **327 Rose Street, Nashville, TN 37210.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 21st day of April, 2022.

**CLEAR BLUE EQUITY, LLC**

By: _____
JENNIFER S. GHANEM, Authorized Representative

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **JENNIFER S. GHANEM** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Representative of **CLEAR BLUE EQUITY, LLC**, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained as Authorized Representative.

Witness my hand, at office, this 21st day of April, 2022.

_____
Notary Public
My commission expires: 5-05-2025

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 **4/21/2022** (date of document).

Affiant Signature

**4/21/2022**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **April**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

