THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339939** Karen Johnson Davidson County Batch# 853702 DEEDWARR 05/11/2022 11:12:30 AM 3 pgs Fees: $18.00 Taxes: $2,220.00 20220511-0053911	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00 W. Palmer Affiant Subscribed and sworn to before me, this 2nd day of May, 2022. Notary Public My Commission Expires: 3/8/23 JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

WARRANTY DEED

Address New Owner: Brooke Worthington and Turnbull Pursley 194 Kenner Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 04 0 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wallace Fredrick Palmer, III and Louise Nesbitt Palmer, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Brooke Hutchison Worthington, unmarried woman and George Turnbull Pursley, unmarried man, joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 66 feet front of Lot No. 28 on the Plan of Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the Easterly margin of Kenner Avenue, at the corner of Lots Nos. 27 and 28; thence with said Avenue, Southwardly 66 feet to the Northwest corner of the property conveyed to L.P. Hayes Building and Sales Company, by deed from James A. Stevens and wife, in Book 716, Page 381; thence with the Company's Northerly line, Eastwardly 95 feet, more or less, to the Westerly margin of a 10 foot reserved strip; thence with said strip, Northwardly 60 feet, more or less, to the corner of Lots 27 and 28; thence with the line between said two lots, Westwardly 123.5 feet to the beginning.

Being the same property conveyed to Wallace Fredrick Palmer, III, an unmarried man and Louise W. Nesbitt, an unmarried woman as tenants in common with right of survivorship by Warranty Deed from Brett Hartman Knight and wife, Stephanie Knight, of record in Instrument No. 20170814-0082913, in the Register's Office of Davidson County, Tennessee, dated August 11, 2017 and recorded on August 14, 2017. Louise W. Nesbitt is n/k/a Louise Nesbitt Palmer.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, as recorded in Plat Book 421, Page(s) 100.

Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 607, Page 430.

This is improved property located at 194 Kenner Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is 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 Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of May, 2022.

W. Palmer
Wallace Fredrick Palmer, III

Louise N Palmer
Louise Nesbitt Palmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wallace Fredrick Palmer, III and Louise Nesbitt Palmer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2022.

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

Notary Public
My Commission Expires: 3/8/2023

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 May 2, 2022.

Signature
Date: May 2, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 2nd day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD