398

Name and Address of New Owner:
Jaclyn Neri and True Wernz
805 Poplar Ridge Court
Nashville, TN 37221

Send Tax Statements To:
MOVE MENT MORTGAGE
8024 CALVIN HALL RD
INDIAN LAND, SC 29707

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22050838

Map and Parcel: 141 06 0A 050.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittney Marie Whatley, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **True N. Wernz, unmarried, and Jaclyn E. Neri, unmarried, joint tenants with right of survivorship**, hereinafter called the GRANTEES, their 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 Lot No. 70, on the Plan of Poplar Ridge, a Planned Unit Development, Section Four, of record in Book 9700, Page 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brittney Marie Whatley, a single woman, by deed dated 01/17/2020, and recorded 01/22/2020, from Mary L. Raymond, unmarried, of record in Instrument Number 20200122-0007757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Poplar Ridge of record in Book 8113, page 105 and as amended in Book 10322, page 76, Book 10370, page 333 and Book 10948, page 482; All matters as set forth per plat of record in Book 9700, page 119; Easement to Tennessee Electric Power Company of record in Book 787, page 17; Warranty Deed and Road Easement to the United States of America of record in Book 4116, page 151; Easement to First Suburban Water Utility District of Davidson County of record in Book 4264, page 895; Agreement for Dedication of Easement for Sewer Line of record in Book 7601, page 402; All matters including but not limited to an easement for sewer and water line as set forth in Book 8292, page 975; HOA Charter of record in Book 8232, page 501; By-Laws of Poplar Ridge of record in Book 8113, page 116, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 805 Poplar Ridge Court, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 867646 DEEDWARR
06/06/2022 12:18:15 PM 2 pgs
Fees: $13.00 Taxes: $1,398.60
20220606-0064727

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITNESS my hand this 31st day of May, 2022.

Brittney Marie Whatley

State of Tennessee

County of Rutherford

Personally appeared before me, Brittney Marie Whatley with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st of May, 2022.

Notary Public
My Commission Expires: 8/14/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $378,000.00.

Affiant Signature

Subscribed and sworn to before me, this 31st day of May, 2022.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022