Karen Johnson Davidson County
Batch# 868609 DEEDWARR
06/08/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20220608-0065468

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

DM-CR-22-3426

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Viquez Whitehead and Richard Colby Whitehead	**New Owner**	
(NAME) **3426 Golf Club Lane**	(NAME) **3426 Golf Club Lane**	**117 07 0 073.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT R. WIGINGTON AND WIFE, KANDACE P. WIGINGTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY VIQUEZ WHITEHEAD AND RICHARD COLBY WHITEHEAD, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of A Resubdivision of Lots 194 and 222 on the North part of Noel's Subdivision of Watkins Grove, as of record in Plat Book 7900, Page 940, corrected in Book 10033, Page 776, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert R. Wigington and Wife, Kandace P. Wigington, by Warranty Deed from Jill C. Powell, unmarried, of record in Instrument No. 20130523-0052340, in the Register's Office of Davidson County, Tennessee, dated May 22, 2013 and recorded on May 23, 2013.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Resubdivision of Lots 194 and 222 on the North part of Noel's subdivision of Watkins Grove, as recorded in Plat Book 7900, Page(s) 940, as corrected in Book 10033, Page 776.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9653, Page 172 and re-recorded in Book 9655, Page 362.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3426 Golf Club Ln, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 27th DAY OF MAY, 2022.

Robert R. Wigington

Kandace P. Wigington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT R. WIGINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KANDACE P. WIGINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Kaz Arbogast,** 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 this the 27th day of May, 2022.

Affiant Signature
Date 05/27/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024