Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-EXP-22-605

Karen Johnson Davidson County
Batch# 869455 DEEDWARR
06/10/2022 10:32:18 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20220610-0066259

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220540873**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $585,000.00. Kristin Emily Whitworth Affiant Subscribed and sworn to before me, this 31st day of May, 2022. Notary Public My Commission Expires: _____

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kristin Emily Whitworth and Joanne Patricia Hukee 605 Mount Pisgah Court Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 14 0 002.00

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, **Benjamin J. Zeller and Hillary W. Zeller, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristin Emily Whitworth, single and Joanne Patricia Hukee married, as tenants in common with right of survivorship**("Grantees"), its 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 Lot No. 2 on the Plan of Mt. Pisgah Heights, of record in Plat Book 5210, Page 302, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benjamin J. Zeller and wife, Hillary W. Zeller, by Warranty Deed from Thomas L. Bryan, joined by Caroline Bryan, his wife , of record in Instrument No. 20091217-0114859, in the Register's Office for Davidson County, Tennessee, dated December 16, 2009 and recorded on December 17, 2009.

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.

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 Mt. Pisgah Heights, as recorded in Plat Book 5210, Page(s) 302 .

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5634, Page 15.

This is improved property located at 605 Mount Pisgah Court Nashville TN 37211

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 31st day of May, 2022.

Benjamin J. Zeller

Hillary W. Zeller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin J. Zeller and Hillary W. Zeller, 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 31st day of May, 2022.

Notary Public

My Commission Expires: _____

