WARRANTY DEED

Karen Johnson Davidson County
Batch# 875704 DEEDWARR
06/22/2022 10:57:38 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220622-0071033

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,000,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of June,

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeremiah Jonathan Palmer	**Third Federal Savings and Loan Association**	**Map 103-09-0 Parcel 091.00**
5810 Vine Ridge Drive	**7007 Broadway Avenue**	
Nashville, TN 37205	**Cleveland, OH 44105**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cathy T. Werthan, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremiah Jonathan Palmer, unmarried

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. 91 on the Plan of Hillwood Estates, Section 6 of record in Plat Book 2133, Page 96, Register's Office for said county:

Said Lot No. 91 fronts 150 feet on the northwesterly margin of Vine Ridge Drive and extends back 180 feet on the northeasterly line(s) and 172.1 feet on the southwesterly line to a broken line in the rear, measuring 151.4 feet thereon.

Being the same property conveyed to Cathy T. Werthan, by Quitclaim Deed dated August 11, 2015 from Anthony L. Werthan, of record in instrument No. 20150811-0080435, Register's Office of Davidson County, Tennessee.

Previously conveyed to Anthony L. Werthan, unmarried, by Warranty Deed dated May 20, 2005, from Harriet Parkes Jonsson, married, of record in Instrument No. 20050523-0058128, said Register's Office. The said Anthony L. Werthan having quitclaimed to Anthony L. Werthan and wife, Cathy T. Werthan by Quitclaim Deed dated June 16, 2008, of record in Instrument No. 20080618-0062714, said Register's Office.

Anthony L. Werthan, spouse of the above named Cathy T. Werthan, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2133, Page 96, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 3069, Page 171, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5810 Vine Ridge Drive, Nashville, TN 37205**

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 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 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/our hand(s) this **17th** day of **June, 2022.**

Cathy T. Werthan

Anthony L. Werthan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cathy T. Werthan and Anthony L. Werthan,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **June, 2022.**

Notary Public

My Commission Expires: 10/23/2023

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY