WARRANTY DEED

Karen Johnson Davidson County
Batch# 881460 DEEDWARR
06/29/2022 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220629-0075597

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2022.

Laura Elizabeth Mathis
Notary Public
MY COMMISSION EXPIRES:
3-28-26

(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Gore & Reynolds, PLLC
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Joel McWhorter	New Owner	148 09 0 030.00
(NAME)	(NAME)	
3815 Barlow Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, We, **Matthew Joseph Geroux and Rosie Ann Geroux, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Joel McWhorter, unmarried,** hereinafter called the GRANTEE(S), his/her/their 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. 69 on the Plan of Section Two, Haywood Heights of record in Plat Book 2663, Page 13, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 69 fronts 100 feet on the Southerly side of Barlow Drive, and runs back 193.2 feet on the Westerly line and 136.6 feet on the Easterly line to a dead line in the rear on which it measures 86.01 feet.

Being the same property conveyed to Matthew Joseph Geroux, an unmarried man and Joseph Elmer Geroux, a married man as tenants in common with rights of survivorship, by Warranty Deed from Robert F. Garner, unmarried, of record in Instrument No. 20151228-0129963, in the Register's Office of Davidson County, Tennessee, dated December 21, 2015 and recorded on December 28, 2015.

Being the same property conveyed to Matthew Joseph Geroux and Rosie Ann Geroux, husband and wife, and Joseph Elmer Geroux, as tenants in common with rights of survivorship, by Quitclaim Deed from Matthew Joseph Geroux, a married man, and Joseph Elmer Geroux, a married man, of record in Instrument No. 20220214-0016960, in the Register's Office of Davidson County, Tennessee, dated February 3, 2022 and recorded on February 14, 2022.

Being the same property conveyed to Matthew Joseph Geroux and Rosie Ann Geroux, husband and wife, by Quitclaim Deed from Matthew Joseph Geroux and Rosie Ann Geroux, husband and wife, and Joseph Elmer Geroux, as tenants in common with rights of survivorship, of record in Instrument No. 20220505-0051970, in the Register's Office of Davidson County, Tennessee, dated April 14, 2022 and recorded on May 5, 2022.

This conveyance is subject to:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Haywood Heights, as recorded in Plat Book 2663, Page(s) 13, said Register's office.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2640, Page 447, 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.

unimproved ☐

This is improved ☒ 3815 Barlow Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 28 day of June, 2022.

Matthew Joseph Geroux

Rosie Ann Geroux

Rosie Ann Geroux

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Joseph Geroux and Rosie Ann Geroux, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of June, 2022.

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

202206290075597

Certificate of Authenticity

I, **Doné Oglesby**, 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 **June 28, 2022**.

Date

Affiant Signature

06/29/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **29th** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY