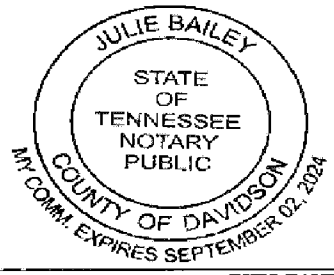
Karen Johnson Davidson County
Batch# 889146 DEEDWARR
07/14/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20220714-0080990

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$610,000.00~~.

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2022.

Notary Public

My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan Christopher Smith and Caitlyn Harrison Smith	Novus Home Mortgage	072-03-0-093.00
1313 McChesney Avenue	20935 Swenson Drive #420	
Nashville, TN 37216	Waukesha, WI 53186	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID ALLEN WHITMORE AND MELANIE REBECCA WHITMORE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN CHRISTOPHER SMITH AND CAITLYN HARRISON SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of First Revision Resubdivision of lot 208 Inglewood Place of record in Plat at Instrument No. 20120816-0073615, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Azzi and Megan Azzi, husband and wife by Warranty deed from Robert M. Azzi and Cynthia E. Azzi, Trustee of Azzi Living Trust Dated March 01, 2011 of record in Instrument No. 20190729-0074629 Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on July 29, 2019.

Being the same property conveyed to David Allen Whitmore and Melanie Rebecca Whitmore, husband and wife by Warranty deed from Benjamin Azzi and Megan Azzi, husband and wife of record in Instrument No. 20210818-011162636 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 18, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1313 McChesney Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2022.

David Allen Whitmore

Melanie Rebecca Whitmore

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Allen Whitmore and Melanie Rebecca Whitmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2022.

Notary Public

My Commission Expires: My Commission Expires 05/07/2023

ANDREA GARNER NOTARY PUBLIC ALABAMA STATE AT LARGE

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/14/2022 ____ (date of document).

Affiant Signature

07/14/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025