RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-8992-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 899118 DEEDWARR
08/04/2022 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20220804-0088949

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 4/26/2025

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 4-26-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Pace 332 Queen Avenue Nashville TN 37207	Same	071-08-0-011

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($590,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL D. WHITWORTH AND STACI E. WHITWORTH, HUSBAND AND WIFE AND DAVID WHITWORTH, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL PACE, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-subdivision of Lot 120 of the J.B. Haynie's Oriental Plan, of record in Book 6250, page 11, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael D. Whitworth and Staci E. Whitworth, husband and wife, and David Whitworth, a married man, by Warranty Deed dated November 2, 2015 and recorded November 9, 2015 in Instrument #20151109-0113600, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 332 Queen Avenue, Nashville, TN 37207

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

David Whitworth, hereby affirms that the above described property was never the primary residence himself, nor his spouse.

Michael D. Whitworth executes this instrument on behalf of David Whitworth pursuant to a Specific Power-of-Attorney dated June 17th, 2022 and filed for record in Instrument No. ___202208040088948___, in the Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS, this 28th day of June, 2022

GRANTOR(S)

Michael D. Whitworth

Staci E. Whitworth

David Whitworth

By _____ Atty In Fact
Michael D. Whitworth, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Michael D. Whitworth and Staci E. Whitworth, 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 seal, this the 28th day of June, 2022.

Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Michael D. Whitworth as Attorney in Fact for David Whitworth, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said David Whitworth, for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of June, 2022.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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**.

Affiant Signature

June 28, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

28th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

