WARRANTY DEED

Karen Johnson Davidson County
Batch# 914519 DEEDWARR
09/09/2022 10:17:49 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20220909-0101093

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 6-23-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rod Wimmer		061050A05200
(NAME)	(NAME) Same	
217 White Oak Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221573

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Vernetta McClellan, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rod Wimmer, an unmarried man**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 50 on the Condominium Site Plan Phase III, Poplar Glen, of record in Plat Book 5900, page 826, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws of record in Book 7534, page 591, amended in Book 7548, page 612, Book 7733, page 880 and Book 7734, page 478, said Register's Office.

BEING the same property conveyed to Vernetta McClellan by Warranty Deed from William D. Parente and wife, Lida B. Parente, dated October 23, 2009 and filed of record in Instrument No. 20091105-0102543, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Poplar Glen and filed of record in Book 7534, page 591, amended in Book 7548, page 612, Book 7733, page 880 and Book 7734, page 478, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Sewer easement appearing of record in Book 4989, page 430; Book 5129, page 28 and Book 5325, page 322, Register's Office for said County.

Water line easement appearing of record in Book 6974, page 989, Register's Office for said County.

Right-of-way easement appearing of record in Book 7337, page 269, Register's Office for said County.

Stormwater easement appearing of record in Book 7401, page 541, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 217 White Oak Court, Nashville, TN 37216
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of September, 2022

Vernetta McClellan

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Vernetta McClellan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of September, 2022.

Notary Public
My Commission Expires: 4/26/26

