THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4612-WE

Karen Johnson Davidson County
Batch# 917082 DEEDWARR
09/15/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20220915-0103068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: May 9, 2026

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY CHARLES DAVIS COUNTY OF DAVIDSON My Commission Expires May 09, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Whitland LLC	owner	
2010 21st Avenue		104-09-0-172.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Sherri S. Stowe**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Whitland LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the westerly 90 feet of Lot No. 13 of Block "D" on the Plan of The Whitland Realty Company's Subdivision, of record in Plat Book 332, Page 141, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 90 feet on the northerly side of Bowling Avenue, now called Whitland Avenue, and runs back between parallel lines 200 feet to a dead line.

Being a portion of the same property conveyed to Sherri S. Stowe by Quitclaim Deed from Marc Realty, LLC, a Tennessee limited liability company of record in Instrument No. 20150717-0070217, Register's Office for Davidson County, Tennessee, dated July 9, 2015 and recorded on July 17, 2015.

This property is not now and has never been the residence of the Grantor or the family of the Grantor and is not a marital sasset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3810 Whitland Avenue, 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, their heirs and assigns forever; and we do covenant with 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 our hands this the 14th day of September, 2022.

Sherri S. Stowe by Bayron E. Binkley, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bayron E. Binkley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Sherri S. Stowe**, as her Attorney in Fact, as the free act and deed of the within named **Sherri S. Stowe.**

Witness my hand and official seal this the 14th day of September, 2022.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, Maria C Moore, 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 9-14-2022 (date of document).

Maria C Moore
Affiant Signature

9-14-2022
Date

State of TENNESSEE

County of DAVIDSON

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

Mary Charles Davis
Notary's Signature

MY COMMISSION EXPIRES: May 9 2026

NOTARY'S SEAL

