Karen Johnson Davidson County
Batch# 924733 DEEDWARR
10/03/2022 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20221003-0108906

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942417**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Clay M Whitson, Jeanette Whitson and Clay Whitson, Jr. 317 Lynnwood Boulevard Nashville TN 37205	Send Tax Bills To: New Owner Clay Jeanette Whitson 4410 Forsythe Place Nashville, TN 37205	Tax Information: Tax Parcel ID No. 116-11-0-091.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Warren Connally, personal representative of the Estate of Albert Warren Nisley on behalf of the heirs-at-law, which are Ann McBride Arend, Bobbie Lynn Celeste, Carol Beth Baker, Christopher T. Garland, Dale N. Overturf Diana M. Vincent, Diane Cylwik, Elizabeth F. Connally, James David Garland, Jonathan H. Warren, Joseph Robert Garland, Joseph Warren Connally, Martha Jane Mowry, Mary Ellen Corwin, Monica Lisa Baker, Nancy Garland, Nicholas Nisley Garland, Rebekah D. Warren, Richard Overturf, Stephanie Ann Ratliff, Susan Gonzales, William Vance Lashlee, Jr., Sarah Elizabeth Lashlee, Edward Corder Lashlee, and David Lashlee pursuant to the Consent to Sell Real Property of record in Case No. 21P710 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and Joseph Warren Connally, individually** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clay M. Whitson, and Jeanette Whitson, husband and wife, and Clay Whitson, Jr., unmarried, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 40, as shown on the map entitled Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to H. A. NISLEY AND WIFE, MARGARET WARREN NISLEY by deed from ANGELINE BOZEMAN BOTTIGER AND HUSBAND, ANDREW J. BOTTIGER of record in Book 1730, Page 197, dated July 16, 1949, said Register' s Office. H. A. NISLEY died on or about December 23, 1963, leaving MARGARET WARREN NISLEY as the surviving tenant by the entirety. MARGARET WARREN NISLEY died testate on or about January 8, 1989, devising said property to ALBERT WARREN NISLEY by will of record in Docket No. 92154 in the Probate Court for Davidson County, Tennessee. ALBERT WARREN NISLEY died intestate on or about November 10, 2020, said Register' s Office, leaving Ann McBride Arend, Bobbie Lynn Celeste, Carol Beth Baker, Christopher T. Garland, Dale N. Overturf, Diana M. Vincent, Diane Cylwik, Elizabeth F. Connally, James David Garland, Jonathan H. Warren, Joseph Robert Garland, Joseph Warren Connally, Martha Jane Mowry, Mary Ellen Corwin, Monica Lisa Baker, Nancy Garland, Nicholas Nisley Garland, Rebekah D. Warren, Richard Overturf, Stephanie Ann Ratliff, Susan Gonzales William, Vance Lashlee, Jr., Sarah Elizabeth Lashlee, Edward Corder Lashlee, and David Lashlee as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 202210030108904, said Register' s Office, and Instrument No 202210030108905, said Register's office.

Joseph Warren Connally having been named the Personal Representative of the Estate of Albert Warren Nisley. Further, Joseph Warren Connally was granted the authority to sign for each intestate heir pursuant to the Consent to Sell Real Property of record in Case No. 21P710 in the

Seventh Circuit Court for Davidson County, Tennessee, Probate Division and as attached hereto as Exhibit A.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 116-11-0-091.00.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, pages 102-103, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 670, page 412, said Register's Office.

This is improved property located at 317 Lynnwood Boulevard Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2022.

Ann McBride Arend by JW Connally pursuant to consent to Sell Real Property

Ann McBride Arend by Joseph Warren Connally pursuant to Consent to Sell Real Property

Carl Beth Baker by JW Connally pursuant to Consent to Sell Real Property

Carl Beth Baker by Joseph Warren Connally pursuant to Consent to Sell Real Property

Dale N. Overturf by JW Connally pursuant to Consent to Sell Real Property

Dale N. Overturf by Joseph Warren Connally pursuant to Consent to Sell Real Property

Diane Cylwik by JW Connally pursuant to Consent to Sell Real Property

Diane Cylwik by Joseph Warren Connally pursuant to Consent to Sell Real Property

James David Garland by JW Connally pursuant to Consent to Sell Real Property

James David Garland by Joseph Warren Connally pursuant to Consent to Sell Real Property

Joseph Robert Garland by JW Connally pursuant to Consent to Sell Real Property

Joseph Robert Garland by Joseph Warren Connally pursuant to Consent to Sell Real Property

Bobbie Lynn Celeste by JW Connally pursuant to consent to Sell Real Property

Bobbie Lynn Celeste by Joseph Warren Connally pursuant to Consent to Sell Real Property

Christopher T. Garland by JW Connally pursuant to Consent to Sell Real Property

Christopher T. Garland by Joseph Warren Connally pursuant to Consent to Sell Real Property

Diana M. Vincent by JW Connally pursuant to Consent to Sell Real Property

Diana M. Vincent by Joseph Warren Connally pursuant to Consent to Sell Real Property

Elizabeth F. Connally by JW Connally pursuant to Consent to Sell Real Property

Elizabeth F. Connally by Joseph Warren Connally pursuant to Consent to Sell Real Property

Jonathan H. Warren by JW Connally pursuant to Consent to Sell Real Property

Jonathan H. Warren by Joseph Warren Connally pursuant to Consent to Sell Real Property

Joseph Warren Connally, individually and as Personal Representative of the Estate of Albert Warren Nisley

Joseph Warren Connally, individually and as Personal Representative of the Estate of Albert Warren Nisley

Martha Jane Mowry by JW Connally pursuant to Consent to Sell Real Property

Martha Jane Mowry by Joseph Warren Connally pursuant to Consent to Sell Real Property

Mary Ellen Corwin by JW Connally pursuant to Consent to Sell Real Property

Mary Ellen Corwin by Joseph Warren Connally pursuant to Consent to Sell Real Property

Monica Lisa Baker by JW Connally pursuant to Consent to Sell Real Property

Monica Lisa Baker by Joseph Warren Connally pursuant to Consent to Sell Real Property

Nancy Garland by JW Connally pursuant to Consent to Sell Real Property

Nancy Garland by Joseph Warren Connally pursuant to Consent to Sell Real Property

Nicholas Nisley Garland by JW Connally pursuant to Consent to Sell Real Property

Nicholas Nisley Garland by Joseph Warren Connally pursuant to Consent to Sell Real Property

Rebekah D. Warren by JW Connally pursuant to Consent to Sell Real Property

Rebekah D. Warren by Joseph Warren Connally pursuant to Consent to Sell Real Property

Warren Richard Overturf by JW Connally pursuant to Consent to Sell Real Property

Warren Richard Overturf by Joseph Warren Connally pursuant to Consent to Sell Real Property

Stephanie Ann Ratliff by JW Connally pursuant to Consent to Sell Real Property

Stephanie Ann Ratliff by Joseph Warren Connally pursuant to Consent to Sell Real Property

Susan Gonzales by JW Connally pursuant to Consent to Sell Real Property

Susan Gonzales by Joseph Warren Connally Connally pursuant to Consent to Sell Real Property

William Vance Lashlee, Jr. by JW Connally pursuant to Consent to Sell Real Property

William Vance Lashlee, Jr. by Joseph Warren Connally pursuant to Consent to Sell Real Property

Sarah Elizabeth Lashlee by JW Connally pursuant to Sell Real Property

Sarah Elizabeth Lashlee by Joseph Warren Connally pursuant to Consent to Sell Real Property

Edward Corder Lashlee by JW Connally pursuant to Consent to Sell Real Property

Edward Corder Lashlee by Joseph Warren Connally pursuant to Consent to Sell Real Property

David Lashlee by JW Connally pursuant to Consent to Sell Real Property

David Lashlee by Joseph Warren Connally Pursuant to Consent to Sell Real Property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Warren Connally, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Personal Representative of the Estate of Albert Warren Nisley and further that he has been authorized by Ann McBride Arend, Bobbie Lynn Celeste, Carol Beth Baker, Christopher T. Garland, Dale N. Overturf, Diana M. Vincent, Diane Cylwik, Elizabeth F. Connally, James David Garland, Jonathan H. Warren, Joseph Robert Garland, Martha Jane Mowry, Mary Ellen Corwin, Monica Lisa Baker, Nancy Garland, Nicholas Nisley Garland, Rebekah D. Warren, Richard Overturf, Stephanie Ann Ratliff, Susan Gonzales, William Vance Lashlee, Jr., Sarah Elizabeth Lashlee, Edward Corder Lashlee, and David Lashlee to execute this instrument as pursuant to the Consent to Sell Real Property of record in Case No. 21P710 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division..

Witness my hand, at office, this 30th day of September, 2022.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 5/7/24

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 9/30/22

GEORGE E. MUDTER, JR.
Dated 9/30/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 9/30/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

