WARRANTY DEED

Karen Johnson Davidson County
Batch# 931197 DEEDWARR
10/18/2022 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $11,655.00
20221018-0113845

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF OCTOBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2780LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua Whalen and Kathryn Whalen	Same as new	
917 Tyne Boulevard	owners	
Nashville, TN 37220		146 01 0 027.00

FOR AND IN 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, WE, **J. WILLIAM DENNY AS TRUSTEE OF THE JUNE R. DENNY FAMILY TRUST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA WHALEN AND KATHRYN WHALEN, HUSBAND AND WIFE,** 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:

BEING land situated in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the Easterly part of the original Anne Haley Davis lot, a description of which is contained in a deed of record in Book 1086, Page 371, described according to an unrecorded survey made February 17, 1938, by S. G. Doak, Surveyor, the same lot being partially shown as Lot No. 3, Block B on the map of Bridle Path Estates, A Part of The Overton Lea Estate, Lealand Subdivision, a plan of which is of record in Book 974, Page 77, Registers Office of Davidson County, Tennessee; and described in said Anne Haley Davis deed and according to a survey made in January, 1957, by R. C. Evans, as follows:

BEGINNING at a concrete monument on the Southerly margin of Tyne Boulevard, the original Northeast corner of the Anne Haley Davis lot; thence Westwardly with the Southerly margin of Tyne Boulevard, a total of 262.4 feet to a stake near the East bank of a creek running generally North-South through said lot; running thence from said stake South 25 degrees 25 minutes West 385.8 feet to a stake; thence South 19 degrees 43 minutes East 341.6 feet, more or less, to the South line of said Anne Haley Davis lot; thence with said line North 84 degrees, 38 minutes East, 227.5 feet, more or less, to the original Southeast corner of the Anne Haley Davis lot; thence with the line of said lot North 15 degrees, 45 minutes East, 110.6 feet to a concrete monument; thence with the Anne Haley Davis line South 89 degrees, 4 minutes West 91.5 feet to a concrete monument; thence with the Easterly line of said Anne Haley Davis lot, North 8 degrees, 58 minutes East 484.1 feet to the point of beginning.

Being the same property conveyed to J. William Denny as Trustee of the June R. Denny Family Trust, by Executors Quitclaim Deed from J. William Denny, Executor of the Estate of June R, Denny, of record in Instrument No. 20220715-0081439, in the Registers Office of Davidson County, Tennessee, dated July 14, 2022 and recorded on July 15, 2022.

Being the same property conveyed to William L. Rosenberg, Trustee, by Quitclaim Deed from J. William Denny and wife, June R. Denny, of record in Book 9241, Page 61, in the Registers Office of Davidson County, Tennessee, dated January 31, 1994 and recorded on February 03, 1994.

Being the same property conveyed to J. William Denny and wife June R. Denny, by Warranty Deed from M. Houston Sarratt and wife Dorothy W. Sarratt, of record in Book 6197, Page 820, in the Registers Office of Davidson County, Tennessee, dated December 20, 1983 and recorded on December 21, 1983. The Said, June R. Denny died on February 27, 2018, as shown in the Probate Court for Davidson County, Tennessee, Probate Case No. 18P660.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bridle Path Estates, A Part of The Overton Lea Estate, as recorded in Plat Book 974, Page(s) 77. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1040, Page 517; Book 1081, Page 696; Book 1779, Page 469 and Book 1781, Page 92. Easement for Ingress and Egress, recorded in Book 4278, Page 556. Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown. No coverage is provided as to the amount of acreage or square footage of the land.

This is Improved property known as 917 Tyne Boulevard, Nashville, TN 37220

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 5th day of October, 2022.

June R. Denny Family Trust

J. William Denny, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, J. WILLIAM DENNY AS TRUSTEE OF THE JUNE R. DENNY FAMILY TRUST, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of October, 2022.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **October 5, 2022**.

Affiant Signature

October 18, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

18th day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

