WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

File No. DH-22-3438

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Davis Elliott and Elizabeth Carothers	Same as New Owner	
(NAME)	(NAME)	
1233 Bainbridge Drive		161-06-0A-104.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 935419 DEEDWARR
10/28/2022 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20221028-0116957

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, **Austin W. Whitaker and Rachel L. Whitaker, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Davis Elliott and Elizabeth Carothers, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Unit No. 104 on the plan of Oakhill townhomes, Phase 2, Lot 2, as shown as Exhibit"A-1" on the Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more Complete an Accurate Legal Description thereof.

Being the same property conveyed to Austin W. Whitaker and wife, Rachel L. Whitaker by Warranty deed from Chad B. Hunter and Jennifer D. Hunter, husband and wife of record in Instrument No. 20140613-0051630 Register's Office for Davidson County, Tennessee, dated June 03, 2014 and recorded on June 13. 2014.

This is property more commonly known as 1233 Bainbridge Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Warr.

Witness my/our hand this 28th day of October, 2022.

Austin W. Whitaker

Rachel L. Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2022, before me personally appeared Austin W Whitaker and Rachel L. Whitaker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of October, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Nick Harris, 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 28, 2022**.

Affiant Signature

10/28/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23

Date

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023