THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 937008 DEEDWARR
11/02/2022 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20221102-0118498

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Craig Whitlow 641 Old Hickory Boulevard, 212 Brentwood, TN 37027	New owner Same	171-03-0B-075.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Tanya Jean Albrecht, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Craig Whitlow**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 27A on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 364, Registers Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Tanya Jean Albrecht by Warranty Deed from Ashley Borders and husband R. Duncan Borders, Jr. of record in Instrument number 20050209-0015075, dated January 28, 2005 and recorded on February 9, 2005, Register's office for Davidson County, Tennessee.

This property commonly known as 641 Old Hickory Boulevard, 212, Brentwood, TN 37027*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (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, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, this 31st **day of October, 2022**:

Tanya Jean Albrecht

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tanya Jean Albrecht,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of **October, 2022**:

Notary Public

N. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$475,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31 DAY OF**October, 2022**:

Notary Public

My Commission Expires: 03/26/25

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

Tennessee Certification of Electronic Document

K. DeSiree Sailsman, 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 **10/31/22** (date of document).

Affiant Signature

11/02/22

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **2** day of **November**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

