39B

THIS INSTRUMENT PREPARED BY:
Law Office of David A. Childress
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

Karen Johnson Davidson County
Batch# 946460 DEEDWARR
12/01/2022 10:45:22 AM 4 pgs
Fees: $23.00 Taxes: $2,238.50

20221201-0125810

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Cynthia Howard
AFFIANT

Subscribed and sworn to before me this 29th day of November 2022.

Notary Public
My Commission Expires: 3/5/2026

ANGELA PRESTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

| Address New Owner(s) As Follows: | Send Tax Bills To: | Parcel ID Number |
|---|---|---|
| Richard L. Whitcomb<br>Alexis Dow Whitcomb<br>3900 Woodmont Blvd.<br>Nashville, TN 37215 | New Owner | 102-12-0-029.00 |

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

J. BRIAN WILLIAMS, unmarried,

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

RICHARD L. WHITCOMB and ALEXIS DOW WHITCOMB, husband and wife

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 834 Brook Hollow Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever; and Grantor covenants

with the said Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 28th day of November 2022, but is effective as of the 29th day of November 2022.

J. BRIAN WILLIAMS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, J. BRIAN WILLIAMS, 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 as his free act and deed and for the purposes therein contained.

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

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"
*(to Warranty Deed)*

Legal Description

Land in Davidson County, Tennessee, being Lot 226, as shown on the map entitled Plan of Horton Heights, Section A, of record in Plat Book 2133, Page 71, 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 J. BRIAN WILLIAMS, unmarried, by deed from GREGORY T. WELLS and wife, LAURA D. WELLS, dated November 20, 2003, of record in Instrument No. 20031121-0169784, said Register's Office.

EXHIBIT "B"
*(to Warranty Deed)*

Exceptions

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 right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessment required to be paid in the year 2023 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 2133, Page 71, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 5069, Page 575, said Register's Office.