Box 14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 950266 **DEEDWARR**
12/12/2022 10:16:30 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20221212-0128622

File #22-DM-0625-WG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James Reynolds Whittington and Lissa Garner Whittington** | **First Horizon Bank** | |
| (NAME) | (NAME) | **131 06 0H 068.00** |
| **625 Cherry Glen Circle** | **165 Madison Ave** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | **Memphis, TN 38103** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET K. DAVIES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES REYNOLDS WHITTINGTON,AND LISSA GARNER WHITTINGTON, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Village of Cherry Glen, Phase 4, of record in Book 9700, Page 664, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Janet K. Davies, Unmarried, by Warranty Deed from Wellesley Builders, L.L.C., A TN Limited Liability Co., of record in Instrument No. 20000217-0016230, in the Register's Office of Davidson County, Tennessee, dated February 11, 2000 and recorded on February 17, 2000.

This conveyance is subject to:
1) The Plan of record in Book 9700, Page 664, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Village of Cherry Glen, of record in Book 9882, Page 739, amended in Book 10318, Page 92, Book 10594, Page 695, Book 11186, Page 932, further amended in Instrument No. 20011206-0134252, Supplemental for Ph. 4, of record in Book 11323, Page 247, By-Laws of record in Instrument No. 20000204-0011736, amended and restated in Instrument No. 20000324-0030195, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions for Burton Hills, of record in Book 6517, Page 522, said Register's Office. 4) Charter of Cherry Glen Association, Inc., of record in Book 9983, Page 930, said Register's Office. 5) All matters as shown on the boundary plat of record in Plat Book 6900, Page 55, amended in Book 6900, Page 304, said Register's Office. 6) Taxes for the current year prorated and paid by the Grantor.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **625 Cherry Glen Circle, Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th day of December, 2022.

Janet K Davies

Janet K. Davies

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2022, before me personally appeared Janet K. Davies, 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 9th day of December, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204