WARRANTY DEED

Karen Johnson Davidson County
Batch# 953364 DEEDWARR
12/20/2022 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20221220-0131258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/28/23
(AFFIX SEAL)

12/9/22

TRACI PULLEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/28/2023 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5456-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jason Michael Routhier	First Bank	05205002300
(NAME)	(NAME)	
836 Walnut Street	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thousand And No/100 Dollars ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALAYNE L. WHITMAN AND HUSBAND, KEITH R. WHITMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON MICHAEL ROUTHIER, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot Nos. 21 and 22 of Block E on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot Nos. 21 and 22 adjoin and front together 100 feet on the West side of Walnut Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Alayne L. Whitman and Keith R. Whitman, wife and husband by Warranty deed from Bonnie J. Berger, unmarried of record in Instrument No. 20161011-0107142 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on October 11, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 836 Walnut Street, Madison, TN 37115-4741
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 9th day of December, 2022.

Alayne L. Whitman

Keith R. Whitman by Alayne L. Whitman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alayne L. Whitman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained. Witness my hand this 9th day of December, 2022.

Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Alayne L. Whitman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Keith R. Whitman,** as his Attorney in Fact, as the free act and deed of the within named **Keith R. Whitman.** Witness my hand and official seal this the 9th day of December, 2022.

Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Tamia Moore, 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 12/9/22.

Date

Tera Moore

Affiant Signature

12/20/22

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 20 day of December, 2022.

Tracy Pulley

Notary's Signature

My Commission Expires: 3/28/23

Date

Notary's Seal (if on paper)

