Karen Johnson Davidson County
Batch# 969475 DEEDWARR
02/10/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230210-0009931

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13788-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF February, 2023. Notary Public MY COMMISSION EXPIRES: 5/20/2025 (AFFIX SEAL)

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vesta A. Whittaker and Tylar Danrae Smith	Same as new owner(s)	
1409 Pleasant Ridge Road		163-16-0A-369.00-CO
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Lance Wrather, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tylar Smith, an umarried woman and Vesta Whittaker, an unmarried woman, as Joint Tenants with Rights of Survivorship**

HEREINAFTER CALLED THE GRANTEES, 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 being Unit No. 369, as shown on the map entitled the Final Plat of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20031119-0168785 and supplemented in Instrument No. 20080812-0082993, Exhibit "A" to the Supplemental Declarations, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Wrather, unmarried, by Warranty Deed from Kamora Wilson, an unmarried woman, of record in Instrument No. 20190702-0064168, Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on July 02, 2019.

Said Charles Wrather died May 8, 2022 intestate and this property vested in Grantor pursuant to the law of intestate succession. Please see Affidavit of Heirship of record in Instrument No 20230127-0006391 in Register's Office of Davidson County, Tenneesee, recorded January 27, 2023.

Grantor(s) certify(ies) that this property is not the usual place of residence of the Grantor(s), the Grantor(s), the Grantor(s) spouse, or the Grantor(s) dependent(s).

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.

This is __ unimproved _X_ improved property known as **1409 Pleasant Ridge Road, Antioch, TN 37013**

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 the 7th day of February, 2023.

Lance Wrather

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 **Lance Wrather,** 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of February, 2023.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 2/7/23 (date of document).

Jessica Gebhart
Affiant Signature

2/9/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of February, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

