Karen Johnson Davidson County
Batch# 973291 DEEDWARR
02/22/2023 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230222-0012575

WARRANTY DEED

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $475,000.00.

Brandi Treety
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/21/2023.

Lisa K R Wagner
NOTARY PUBLIC

MY COMMISSION EXPIRES : Sept. 24, 2024

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED Tullamore LLC
3401 Mallory Lane
Franklin, TN 37067
File # 2023-7603

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Griffin L Whitmer and Brooke E Eden	Same as Owner	030-00-0-189
4952 Laws Rd		
Whites Creek, TN 37189		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gilchrist Torres and Katie Grohsman, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Griffin L Whitmer, unmarried man and Brooke E Eden, unmarried woman, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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, Tennessee, being Lot No. 2 on the Plan of the Joe Dixson Subdivision, Section II, which is of record in Plat Book 6200, Page 717, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of saif lot.

Being the same property conveyed to Gilchrist Torres and Katie Grohsman, husband and wife , by deed dated 05/04/2020, from Cynthia Addis, unmarried, of record in Instrument Number 20200507-0047890, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4952 Laws Rd, Whites Creek, TN 37189.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on February 21, 2023.

Gilchrist Torres

Gilchrist Torres

Katie Grohsman

Katie Grohsman

STATE OF Florida

COUNTY OF Volusia

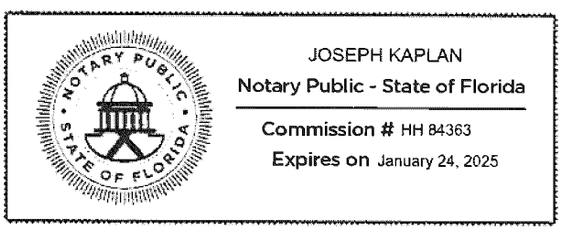
Personally appeared via audio-video communication before me, an online Notary Public of said County and State, Gilchrist Torres and Katie Grohsman, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained. produced id Tn DRIVER LICENSE

Witness my hand and official seal, this February 21, 2023.

Joseph Kaplan Online Notary

Notary Public Joseph Kaplan

My Commission Expires: 01/24/2025



Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Brandi Frantz, 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 2/21/23 (date of document).

Brandi Frantz
Affiant Signature

2/22/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 22nd day of February 2023.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County