THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343842**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,010,000 00 Affiant Subscribed and sworn to before me, this 10th day of April, 2023. Notary Public My Commission Expires 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 990519 DEEDWARR
04/11/2023 11 19 16 AM 2 pgs
Fees $13 00 Taxes $3,737 00

20230411-0026354

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wynne Whitley and Charles Whitley 1817 Cedar Lane Nashville TN 37212	First Horizon Bank 12719 Cantrell Rd, Ste 200 Little Rock, AR 72223	Tax Parcel ID No. 117-04-0-319.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carl August Grote, IV and Frances Phipps Grote, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Wynne Whitley, unmarried and Charles Whitley, married, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 1, as shown on the map entitled A B Montgomery's Land, of record in Plat Book 1, page(s) 22, Chancery Court at Nashville, described as follows:

Beginning at a point on the southerly margin of Ellenway or Cedar Lane, 140 feet east of the southeast intersection of Cedar Lane and Battery Place, extended; thence with the southerly margin of said lane, eastwardly 80 feet to the northwest corner of the property conveyed to N T Weems and wife, by deed from Walter B Williams and wife, of record in Book 1385, page 98, Register's Office for said County, thence with Weems' westerly line, southerly 160 feet to the northerly margin of an alley; thence with said alley, westwardly 80 feet; thence northwardly 160 feet to the beginning.

Being the same property conveyed to CARL AUGUST GROTE IV, UNMARRIED AS TO AN UNDIVIDED 50% INTEREST, and FRANCES A PHIPPS, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from CRAIG E. ISRAEL, of record in Instrument No. 20180420-0037246 , dated April 19, 2018 , said Register's Office

Frances A. Phipps having since married and is now known as Frances Phipps Grote.

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

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-04-0-319.00.

This is improved property located at 1817 Cedar Lane Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2023

Carl August Grote, IV

Frances Phipps Grote

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carl August Grote, IV and Frances Phipps Grote, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 10th day of April, 2023

Notary Public

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 06-09-2026

My Commission Expires: _____