Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 996837 DEEDWARR
04/27/2023 09 32 07 AM 2 pgs
Fees $13.00 Taxes $10,360 00
20230427-0030956

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

File No · RES-23-1907

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Michael Stahl and Heather Ann Davidson		104 12 0 230.00
(NAME)	(NAME)	
1907 18th Avenue South Nashville, TN 37212	NEW OWNER	
(ADDRESS)	(ADDRESS)	

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, I/WE, **KIRTLEY WHITTINGTON AND LANIE WHITTINGTON, CO-TRUSTEES OF THE WHITTINGTON JOINT REVOCABLE TRUST, CREATED FEBRUARY 8, 2022**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MICHAEL STAHL AND HEATHER ANN DAVIDSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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 the northerly 50 feet of Lot No 37 in Christopher and Kirkman's Belmont Park Addition, as of record in Plat Book 57, Page 158, in the Register's Office for said County

Said part of Lot No 37 fronts 50 feet on the westerly side of 18th Avenue South or Baxter Boulevard and runs back between parallel lines, with the southerly margin of an alley, 160 feet to an alley in the rear.

Being the same property conveyed to Kirtley Whittington, married, from Kent Yin Kang Hua, married, by Warranty Deed dated August 27, 2021, recorded August 31, 2021, in Instrument No 20210831-0117292, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Kirtley Whittington and Lanie Whittington, Co-Trustees of the Whittington Joint Revocable Trust, created February 8, 2022, from Kirtley Whittington, married, by Quitclaim Deed dated June 16, 2022, recorded June 24, 2022, in Instrument No 20220624-0072549, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record, 3) All easements of record, 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1907 18th Avenue South, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (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 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 26th day of April, 2023.

Whittington Joint Revocable Trust

By Kirtley Whittington, Trustee
Kirtley Whittington, Trustee

By: Lanie Whittington, Trustee
Lanie Whittington, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2023, before me personally appeared Kirtley Whittington and Lanie Whittington, Trustees of Whittington Joint Revocable Trust, 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 26th day of April, 2023

Notary Signature
My commission expires 10/20/2026

