Karen Johnson Davidson County
Batch# 1005681 DEEDWARR
05/19/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,637.25
20230519-0037942

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1562

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00

Affiant

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of May, 2023

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher Dowd 2621 Morganmeade Drive Nashville, TN 37216	CMG Mortgage, Inc 3160 Crow Canyon Rd., Suite 400 San Ramon, CA 94583	073-10-0-040.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Madeline R. Whittaker, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Dowd, a single man

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, Tennessee, being Lot No. 48 on the Plan of Moss Rose Estates of record in Plat Book 4860, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jewell O. Whittaker and Madeline R. Whittaker, unmarried persons by Warranty deed from Dennis Rowe and wife, Nancy Rowe and John R. Loughran and wife, Marian Loughran, of record in Book 8365, Page 342, Register's Office for Davidson County, Tennessee, dated May 31, 1991 and recorded on June 04, 1991. (Value or consideration shown in aforementioned deed $70,800.00.) The said Jewell O. Whittaker is deceased, having died on March 23, 2001. See Affidavits of Heirship recorded in Instrument No. 20130910-0095420, Instrument No. 20111108-0087323 and Instrument No. 20111108-0087322 in the aforesaid Register's Office.

Being the same property conveyed to Madeline R. Whittaker, unmarried by Quitclaim deed from

Sharon Kelly of record in Instrument No. 20130910-0095421, Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on September 10, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Madeline R. Whittaker, unmarried by Quitclaim deed from Janice Whittaker and Ozbourne Adams of record in Instrument No. 20130910-0095422, Register's Office for Davidson County, Tennessee, dated August 08, 2013 and recorded on September 10, 2013. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 2621 Morganmeade Drive, Nashville, TN 37216

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 so 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.

Dated this the 18th day of May, 2023.

Madeline Rene' Whittaker

Madeline Rene' Whittaker

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson (MB)

On this 18th day of May, 2023, before me personally appeared Madeline Rene' Whittaker, 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 18th day of May, 2023.

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: October 25, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 5/18/23.

Affiant Signature – Joshua A. Terry

5/19/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/19/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON