Karen Johnson Davidson County
Batch# 1024575 DEEDWARR
07/10/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,231.10
20230710-0052701

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael A. Whitmon, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lakisha L. Simmons, an unmarried person** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Parcel 30 on the Plan of Whitmon Subdivision of record in Instrument No. 20010608-0060676, 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 Samuel R. Whitmon and wife, Dorothy M. Whitmon by Installment deed from Mai Henderson of record in Book 4278, page 900, Register's Office for Davidson County, Tennessee, dated October 15, 1968 and recorded on October 16, 1968. The said Dorothy M. Whitmon is deceased, leaving Samuel R. Whitmon as surviving tenant by the entirety.

Being the same property conveyed to Michael A. Whitmon, and wife, Katherine T. Whitmon, as tenants by the entirety by Quitclaim deed from Samuel R. Whitmon, widower of record in Instrument No. 20001004-0098293 Register's Office for Davidson County, Tennessee, dated October 04, 2000 and recorded on October 04, 2000. The said Katherine T. Whitmon is deceased, having died on April 3, 2006, leaving Michael A. Whitmon as surviving tenant by the entirety.

Being the same property conveyed to Michael A. Whitmon and Francine R. Whitmon, husband and wife by Quitclaim deed from Michael A. Whitmon, married of record in Instrument No. 20201228-0153722 Register's Office for Davidson County, Tennessee, dated December 17, 2020 and recorded on December 28, 2020. The said Francine R. Whitmon is deceased, having died on September 10, 2022, leaving Michael A. Whitmon as surviving tenant by the entirety.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2010 Clintondale Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Lakisha Simmons	Freedom Mortgage Co.	**069-07-0-030.00**
2010 Clintondale Drive	PO Box 6656	
Nashville, TN 37218	Chicago, IL 60680-6656	

WITNESS THE EXECUTION HEREOF this 5th day of July, 2023.

Michael A. Whitmon

Michael A. Whitmon

State of Tennessee)
County of Davidson)

On this 5th day of July, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael A. Whitmon, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ ~~615,000.00~~ $603,000.00**

Affiant

Sworn and subscribed before me on this the 10th day of July, 2023.

Notary Public

My Commission Expires: 3/6/24

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, 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 July 10, 2023.

(AFFIANT) – Laura Hamann

07/10/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of July, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY