WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LR-SELL-23-7823

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1031185 DEEDWARR
07/26/2023 02:37:46 PM 4 pgs
Fees: $23.00 Taxes: $980.50

20230726-0057748

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Realty Capital Credit Corp	**New Owner**	
(NAME)	(NAME)	**182-06-0A-014.00CO**
1577 Eden Rose Place		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **AUSTIN WEATHERILL AND BETTY TAYLOR, GUARDIAN FOR OLIN WEATHERILL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REALTY CAPITAL CREDIT CORP, A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 14, on the Plan of Final Plat of Section One, Old Hickory Hills of record in Plat at Instrument No. 20011023-0115382, 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 Tedroy Weatherill, an unmarried man, by Warranty Deed from Frederick Corbin, an unmarried man, of record at Instrument No. 20161102-0115977, dated October 31, 2016 and recorded November 2, 2016, in the Register's Office of Davidson County, Tennessee.

Tedroy Weatherill having become deceased on or about August 23, 2022.

Being the same property conveyed to Tedroy Weatherill, an unmarried man, by Warranty Deed from Frederick Corbin, an unmarried man, of record at Instrument No. 20161102-0115977, dated October 31, 2016 and recorded November 2, 2016, in the Register's Office of Davidson County, Tennessee.

Tedroy Weatherill having become deceased on or about August 23, 2022, leaving Austin Weatherill and Olin Weatherill as their heirs at law. Pursuant to Affidavit of Heirships of record in Instrument No.: 20230726-0057746, and 20230726-0057747, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023, a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20011023-0115382, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020116-0006750 as amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.
- Easement(s) of record at Instrument No. 20020123-0009339 and 20001030-0107214, in the aforesaid Register's Office.
- Stormwater Detention Agreement of record at Instrument Number 20010306-0021333, in the aforesaid Register's Office.
- Charter of Old Hickory Hills Homeowners Association, Inc. of record at Instrument No. 20020123-0009417, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7823 Rainey Drive, Antioch, Tennessee 37013**.

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(S), 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 the 20th DAY OF JULY, 2023.

Austin Weatherill

Austin Weatherill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN WEATHERILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of July, 2023.

William Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Witness my/our hand(s) this the 20th DAY OF JULY, 2023.

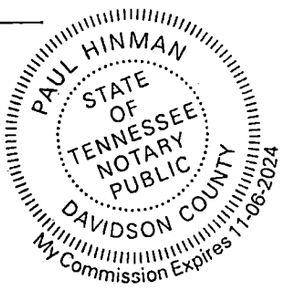
Betty Taylor, Gaurdian for Olin Weatherill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Taylor, as Guardian for Olin Weatherill, a minor child, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th day of June, 2023.

Notary Public
My Commission Expires:



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, John Cleaves 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 7/20/23 (date of document).

Affiant Signature

7/20/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/24

NOTARY'S SEAL

