Name and Address of New Owner:
Chad Pacyga and Jacqueline M. Allinder
7209 Birch Bark Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 142-11-0-092.00

Karen Johnson Davidson County
Batch# 1033898 DEEDWARR
08/02/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,629.22
20230802-0059812

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jack Whitaker, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacqueline M. Allinder, and unmarried woman, and Chad T. Pacyga, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section Two, Valley West, as of record in Book 3600, Page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jack Whitaker by Warranty Deed from Jeremey Whitaker and wife, Jaci Whitaker of record in Instrument No. 20220414-0043295 Register's Office for Davidson County, Tennessee, dated April 9, 2022 and recorded on April 14, 2022.

This property was not a marital residence and therefore not subject to any marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of July, 2023.

Jack Whitaker (SEAL)
Jack Whitaker

STATE OF Tennessee
COUNTY OF Greene

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

Witness my hand and seal this 28th day of July, 2023.

JOSEPH VANCE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF GREENE

Notary Public
My commission expires: 08/28/2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$715,000.00~~ $710,600.00 (CF), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

JOSEPH VANCE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF GREENE

Sworn to and subscribed before me this 31st day of July, 2023.

Notary Public
My commission expires: 5.14.25

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. GNT-23-2879

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 28, 2023.

Affiant
Date: August 1, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of August 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY