# WARRANTY DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-EV-23-3512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~, FOR THIS TRANSFER IS $960,000 00

Scott W. Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES (AF

Karen Johnson Davidson County
Batch# 1043794 **DEEDWARR**
08/29/2023 12 33 00 PM 2 pgs
Fees $13 00 Taxes $3,552 00

20230829-0067683

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ellen Harrison and Scott Harrison** | **Truist Bank** | |
| (NAME) | (NAME) | |
| **3512 Pleasant Valley Road** | **1001 Semmes Avenue** | **118-14-0-130.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | **Richmond, VA 23224** | |
| (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, **JONATHAN LOUIS WHIPPLE, JR. AND AMANDA BARRETT WHIPPLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLEN HARRISON AND SCOTT HARRISON, WIFE AND HUSBAND,** 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.

WILLIAM KILGORE

Land in Davidson County, Tennessee, being Lot No 62 on the Plan of Longview Manor Section One and Two of record in Plat Book 1424, Page 127, 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 Jonathan Louis Whipple, Jr and Amanda Ann Barrett, husband and wife by Warranty deed from Todd A Barrett, Trustee of the Todd A. Barrett Living Trust dated May 22, 2008 of record in Instrument No 20210506-0061225 Register's Office for Davidson County, Tennessee, dated May 03, 2021 and recorded on May 06, 2021

This conveyance is subject to·
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 127, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3512 Pleasant Valley Road, Nashville, Tennessee 37204**.

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 25th DAY OF AUGUST, 2023

Jonathan Louis Whipple, Jr by Margaret Means,
Attorney in Fact

Amanda Barrett Whipple by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JONATHAN LOUIS WHIPPLE, JR, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN LOUIS WHIPPLE, JR

Witness my hand and official seal, this the 25th of August, 2023.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of AMANDA BARRETT WHIPPLE, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA BARRETT WHIPPLE

Witness my hand and official seal, this the 25th of August, 2023

Notary Public
My Commission Expires 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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