THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645008** Karen Johnson Davidson County Batch# 1045538 **DEEDWARR** 09/01/2023 12 10 05 PM 2 pgs Fees $13 00 Taxes $5,087 50 20230901-0068812	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,375,000 00 Affiant Subscribed and sworn to before me, this 31st day of August, 2023 Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Paul Funkhouser and Jewell Parker Funkhouser 51 Whitworth Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 104 14 0G 148.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bettye D. Koonce, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Paul Funkhouser and Jewell Parker Funkhouser, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37, as shown on the Whitworth Phase 2, of record in Book 7900, Page 470, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gene C. Koonce and wife, Bettye D. Koonce, by Warranty Deed from Clements-Bartosh Interests, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20011114-0124951, in the Register's Office of Davidson County, Tennessee, dated November 09, 2001 and recorded on November 14, 2001. Gene C. Koonce having since died on January 25, 2022 in Davidson County, Tennessee, leaving Bettye D Koonce as the sole tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whitworth Phase 2, as recorded in Book 7900, Page 470.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305 and being amended in Book 8282, Page 45, Book 8830, Page 249, Book 9144, Page 153, Book 9778, Page 27 and Instrument No. 20170720-0073719, and Agreement recorded in Book 8830, Page 270 and Amendment to the bylaws recorded in Instrument No 20020812-0097386.

This is improved property located at 51 Whitworth Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2023.

Bettye D. Koonce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bettye D. Koonce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2023

Notary Public
My Commission Expires: _____

