Karen Johnson Davidson County
Batch# 1060686 DEEDWARR
10/16/2023 09.03 29 AM 2 pgs
Fees $13 00 Taxes $3,459 50
20231016-0080655

BOX #14

G#36968-2

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$935,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 13th day of October, 2023

Kimberly Beard
Notary Public

My commission expires: 7-7-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Constance A. Smith	**"New Owner"**	**104 14 0 G 069 00 CO**
79 Wyn Oak Drive		
Nashville, TN 37205		

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, I,

Jack P. Herd, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Constance A. Smith

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 84 on the Revised Final Plat for Whitworth, Phase 01, as of record in Plat Book 7900, Pages 140-144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jack P. Herd and John F. Paar, as joint tenants with rights of survivorship, by Warranty Deed dated May 13, 2005, from Edwin E. Jackson III and wife, Dolores Antino Jackson, of record in Instrument No. 20050519-0056827 and re-recorded in Instrument No. 20050829-0103250, Register's Office for Davidson County, Tennessee. Said interest is now vested in Jack P. Herd as surviving tenant, the said John F. Paar having died February 6, 2014.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 7900, Pages 140-144, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions of Whitworth, of record in Book 8026, Page 305, and By-Laws appended thereto, and as amended in Book 8282, Page 45, in Book 8830, Page 249, in Book 9778, Page 27, in Instrument No. 20100615-0046543 and Scrivener's Affidavit of record in Instrument No. 20160919-0098409, and further amended in Instrument No. 20170720-0073719, Register's Office for Davidson County, Tennessee;

3) Charter of The Whitworth Homeowners Association, Inc., of record in Book 8090, Page 691, and as amended in Book 8283, Page 523, Register's Office for Davidson County, Tennessee;

4) By-Laws of Whitworth Homeowners Association, Inc., as amended in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee;

5) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7868, Page 959, said Register's Office;

6) Sewer Easement of record in Book 3467, Page 194. in Book 3467, Page 204, and in Book 3505, Page 338, said Register's Office;

7) Dedication of common areas to The Whitworth Homeowners Association, Inc. of record in Book 9778, Page 29, said Register's Office; and,

8) Taxes for the current year which have been prorated and paid by the Grantor herein and the Grantee assumes any subsequent years, not yet due and payable.

This is improved property, known as. **79 Wyn Oak Drive A/K/A 79 Wyn Oak, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **13th** day of **October, 2023.**

Jack P. Herd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jack P. Herd,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **October, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON