Karen Johnson
Batch # 1079598
12/07/2023 02:08:00 PM
Fees: $18.00 Taxes: $8,473.00
Davidson County
DEEDWARR
3 pgs
20231207-0094663

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63463
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret J. Napier Donald D. Napier 44 Old Club Court Nashville, TN 37215	NEW OWNER 2202 Golf Club Lane Nashville TN 37215

TAX MAP PARCEL NUMBERS: 104140H07700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,290,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **TN Cabin, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret J. Napier and Donald D. Napier, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Whitworth, Phase 3, Section 3, of record in Book 7900, page 871, amended in Book 9582, page 842 and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The TN Cabin, LLC, a Tennessee limited liability company, by Warranty Deed from Carolyn H. Anderson, unmarried, dated April 16, 2018 and recorded on April 17, 2018, of record in Instrument No. 20180417-0036055, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 7900, page 871, amended in Book 9583, page 842 and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9567, page 185; Book 9567, page 216; Book 9567, page 185; Book 9567, page 301; Book 9778, page 27; Book 8026, page 305; Book 8282, page 45; Instrument No. 20020812-0097386; Instrument No. 20100615-0046543; Instrument No. 20160919-0098409; Instrument No. 20170720-0073719; and Instrument No. 20191003-0101242, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Easement Agreement of record in Book 4778, page 16, said Register's Office. Stormwater Detention Agreement of record in Book 10633, page 334, said Register's Office. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County Department of Water and

Sewer Services of record in Book 10360, page 307 and 372, said Register's Office. Charter of Whitworth Homeowners Association of record in Book 8090, page 691, amended in Book 8283, page 523; and Book 10428, page 795, said Register's Office.

This is improved property, known as 44 Old Club Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4 day of December, 2023.

TN Cabin, LLC, a Tennessee limited liability company

By: _____
Mary Kathryn Braden Huffard

State of Virginia

County of Fairfax

On this 4th day of December, 2023, before me the undersigned authority, personally appeared TN Cabin, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: 07.31.2026

EDWARD RICHARD CUNNINGHAM
NOTARY PUBLIC
REGISTRATION # 8030490
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 07/31/2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,290,000.00.

Affiant

Sworn and subscribed before me this 5 day of December, 2023.

Notary

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024