NEW OWNER:
JEFFREY WEISS
1011 ARGYLE AVENUE
NASHVILLE, TN 37203

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-1318

Map & Parcel No.: 105054Q00200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1084563 **DEEDWARR**
12/21/2023 09:14:36 AM 3 pgs
Fees: $18.00 Taxes: $5,179.63
20231221-0098397

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($1,399,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIRTLEY WHITTINGTON and JAMES WHITTINGTON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY WEISS and IRIS WEISS, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit B, ONETHOUSANDNINE ARGYLE AVENUE, a Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated and established by that certain Declaration of Covenants, Conditions and Restrictions for ONETHOUSANDNINE ARGYLE AVENUE, of record in Instrument No. 20211215-0165934, in the Register's Office for Davidson County, Tennessee, to which Declaration and plat as shown as Exhibit "B" in said Declaration, specific reference is hereby made for a more particular description of said unit.
>
> Together with the Common Elements, Limited Common Elements and Private Elements appurtenant thereto, as set forth in the Declaration of Covenants, Conditions and Restrictions for ONETHOUSANDNINE ARGYLE AVENUE, of record in Instrument No. 20211215-0165934, in the Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to KIRTLEY WHITTINGTON and JAMES WHITTINGTON by Warranty Deed from Argyle and 10th LLC, dated September 10, 2021, and of record in Instrument No. 20210917-0125055, Register's Office for DAVIDSON County, Tennessee.
>
> This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **1011 ARGYLE AVENUE, NASHVILLE, TN 37203**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 112, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 18th day of December, 2023.

KIRTLEY WHITTINGTON

By: Attorney In Fact
James Whittington, pursuant to Power of Attorney of Record in Instrument No. _____, RODC, Tennessee

JAMES WHITTINGTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES WHITTINGTON**, 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 on behalf of, and as attorney-in-fact for, **KIRTLEY WHITTINGTON,** the within-named bargainors, as the free act and deed of said **KIRTLEY WHITTINGTON.**

WITNESS my hand and official seal at office this 18th day of December, 2023.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES WHITTINGTON,** 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 office this 18th day of December, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$1,399,900.00.**

AFFIANT

Sworn to and subscribed to before me this 18th day of December, 2023.

NOTARY PUBLIC

My commission expires: 3/6/27

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY