NEW OWNER:
LANDON COOK
1110 B 57TH AVENUE NORTH
NASHVILLE, TN 37209

SEND TAX BILLS TO:

New Owner

Map & Parcel
091064Q002.00

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 23-1512

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1087101 DEEDWARR
12/29/2023 01:39:30 PM 5 pgs
Fees: $28.00 Taxes: $2,774.63
20231229-0100199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars ($749,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIRTLEY WHITTINGTON, KIRTLEY WHITTINGTON AND LANIE WHITTINGTON, CO-TRUSTEES OF THE WHITTINGTON JOINT REVOCABLE TRUST, CREATED FEBRUARY 8, 2022,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LANDON COOK and HSIAO TSENG,** ("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 in DAVIDSON County, Tennessee, being Unit B, as established by Declaration of Covenants, Conditions, and Restrictions for Eleven-Ten Fiftyseventh Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220422-0046865, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, property co-owners and tenants of Eleven-Ten Fiftyseventh Avenue North, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220422-0046865, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said lot.

For further reference to title, see Scrivener's Affidavit of record in Instrument No. 20221017-0113316, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to KIRTLEY WHITTINGTON and LANIE WHITTINGTON, CO-TRUSTEES OF THE WHITTINGTON JOINT REVOCABLE TRUST, CREATED FEBRUARY 8, 2022, by Quitclaim Deed from Kirtley Whittington, dated June 16, 2022, and of record in Instrument No. 20220624-0072550, Register's Office for DAVIDSON County, Tennessee. Also being a portion of the same property conveyed to Kirtley Whittington, by Warranty Deed from Robert Kevin Bastin and Johnny Ray Bastin Jr. and Michael E. Bastin Sr. and Mark Ward Moore, dated February 18, 2022, and of record in Instrument No. 20220228-0022594, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **1110 B 57TH AVENUE NORTH, NASHVILLE, TN 37209**.

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 Instrument No. 20220422-0046865, 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 27th day of December, 2023.

WHITTINGTON JOINT REVOCABLE TRUST, CREATED FEBRUARY 8, 2022

Co-Trustee

BY: KIRTLEY WHITTINGTON, CO-TRUSTEE

Lanie Whittington Co-Trustee

BY: LANIE WHITTINGTON, CO-TRUSTEE

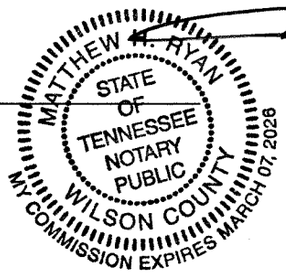
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIRTLEY WHITTINGTON AND LANIE WHITTINGTON, CO-TRUSTEES OF THE WHITTINGTON JOINT REVOCABLE TRUST, CREATED FEBRUARY 8, 2022**, 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 and official seal at office this 27th day of December, 2023.

NOTARY PUBLIC

My commission expires: 

****

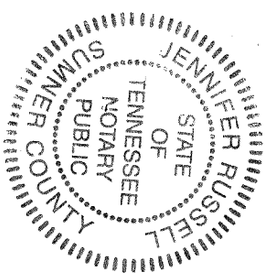
The actual consideration or value, whichever is greater, for this transfer is **$749,900.00**.

AFFIANT

Sworn to and subscribed to before me this 27th day of December, 2023.

NOTARY PUBLIC

My commission expires: 03/01/2025



WITNESS MY SIGNATURE hereto this 27th day of December, 2023.

KIRTLEY WHITTINGTON

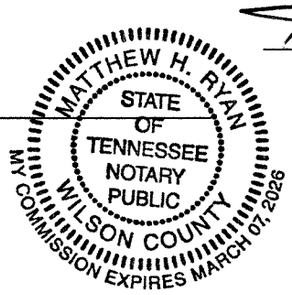
STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON mpr

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIRTLEY 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 27th day of December, 2023.

NOTARY PUBLIC

My commission expires: 

Certificate of Authenticity

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/27/23.
Date

Jennifer Russell
Affiant Signature

12/29/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 29th day of December, 2023.

Notary's Signature
My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.