Karen Johnson Davidson County
Batch# 1093852 DEEDWARR
01/25/2024 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240125-0004885

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/27
(AFFIX SEAL)

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

File #23-PA-0140-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Whitney and Marcus Whitney	**New Owner**	
(NAME)	(NAME)	**115 16 0 080.00**
140 Haverford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMBERLY A. JONES, TRUSTEE OF ARMSTRONG FAMILY TRUST DATED SEPTEMBER 30, 2021**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL WHITNEY AND MARCUS WHITNEY, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of West Meade Farms, Section 3, as of record in Plat Book 1835, Page 4, Register's Office for said County.

Said Lot No. 11 fronts 94 feet on the Northerly side of Haverford Drive and runs back 189.7 feet on the Easterly line and 173.1 feet on the Westerly line to a dead line in the rear, measuring 95.4 feet thereon.

Being the same property conveyed to Robert K. Armstrong and wife, Sharlene S. Armstrong, by Warranty Deed from Thomas H. Hinton and wife, Jeanne G. Hinton, of record in Book 4269, Page 909, in the Register's Office of Davidson County, Tennessee, dated September 13, 1968, and recorded on September 18, 1968. The said Robert K. Armstrong died on September 15, 2000, leaving Sharlene S. Armstrong as surviving tenant by the entirety.

Further being the same property conveyed to Kimberly A. Jones, Trustee of the Armstrong Family Trust dated September 30, 2021, by Quitclaim Deed from Sharlene S. Armstrong, of record in Instrument No. 20211001-0132384, in the Register's Office of Davidson County, Tennessee, dated September 30, 2021, and recorded on October 01, 2021.

This conveyance is subject to:

*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms, Section 3, as recorded in Plat Book 1835, Page(s) 4.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1851, Page 258.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **140 Haverford Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th day of January, 2024.

Armstrong Family Trust dated September 30, 2021

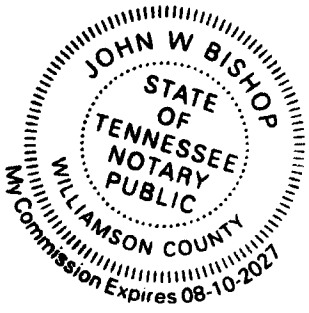
By: _____
Kimberly A. Jones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 2024, before me personally appeared Kimberly A. Jones, Trustee of Armstrong Family Trust dated September 30, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of January, 2024.

_____
Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Property Address: 140 Haverford Avenue, Nashville, TN 37205

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 January 24, 2024.

Steve Berneman

Date: 24th day of January, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 24th day of January, 2024 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2023-3625-TN