THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 231246495**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $461,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2024. Notary Public My Commission Expires:

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE SEE My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1101874 DEEDWARR
02/16/2024 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,705.70
20240216-0010936

WARRANTY DEED

Address New Owner: Brent Scott 1306 Maxey Lane Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 07 0 224.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Whitehouse, an unmarried man, and Jessica Whitehouse, an unmarried woman,** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Brent Scott, unmarried**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in the Eleventh (11th), formerly the Eighteenth (18th) Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 in the Subdivision of J.R. Henderson, and beginning on the Southerly margin of Maxey Lane at a point 163.6 feet Westerly from the Southwest corner of Maxey Lane and McKinney Avenue, at the corner of Lots 1 and 2 of said plan; thence Westerly along the Southerly margin of Maxey Lane 50 feet to a point the Northwest corner of the J.R. Henderson property; thence Southerly along the Western line of said property 200 feet to the Northwest corner of Lot 5 on said plan; thence Easterly along the North line of Lot Number 5, 50 feet to the corner of Lots 1 and 2; thence Northerly along the line between said Lots 196 feet to the beginning.

Being the same property conveyed to Jason Whitehouse and Jessica Whitehouse, husband and wife, by Warranty Deed from Brock A. Starnes and Hannah E. Starnes, husband and wife, of record in Instrument No. 20180123-0006807, in the Register's Office of Davidson County, Tennessee, dated January 19, 2018 and recorded on January 23, 2018.

Judgment of Dissolution of Marriage/Civil Union No. 2023D008369 filed in the Circuit Court for Cook County, Illinois entered January 10, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4218, Page 594.

Driveway Agreement as set forth in instrument recorded in Book 5278, Page 708.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1306 Maxey Lane Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2024.

2/12/24
Jason Whitehouse

Jessica Whitehouse 2/12/24
Jessica Whitehouse

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Whitehouse and Jessica Whitehouse, 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, at office, this 12th day of February, 2024.

Notary Public
My Commission Expires: 8.17.2026

"OFFICIAL SEAL"
Lenora C Dennis
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 880754
My Commission Expires 08/17/2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of February, 2024.

Affiant Signature
Date 2/12/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of February, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

