Karen Johnson Davidson County
Batch# 1105200 DEEDWARR
02/28/2024 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240228-0013532

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1026

WARRANTY DEED

38021

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennilea Beem, unmarried and Erica Lynn Combs, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol Charente Funderburgh (FKA Carol Charente Gould and FKA Carol Gould Thompson), as Trustee of the Charlotte Cleave Wheyland Irrevocable Trust Agreement dated December 23, 1996,** 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. 90 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennilea Beem and Erica Lynn Combs, both unmarried by Warranty Deed from Frances Angela Williams, an unmarried woman of record in Instrument No. 20200529-0055486 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 29, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6540 Westfall Drive, Nashville, TN 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Wheyland Irrevocable Trust	Carol Funderburgh	126-16-0A-090.00
PO Box 218	PO Box 218	
Windsor, SC 29856	Windsor, SC 29856	

WITNESS THE EXECUTION HEREOF this 27th day of February, 2024.

Jennilea Beem

Erica Combs
Lynn

State of Tennessee)
County of Davidson)

* Lynn

On this 27th day of February, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jennilea Beem and Erica Combs, the bargainor(s), 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 Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 515,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of February, 2024.

Notary Public

My Commission Expires: _____

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/27/24 (date of document).

Affiant Signature

2/27/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of Feb., 2024

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY