Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

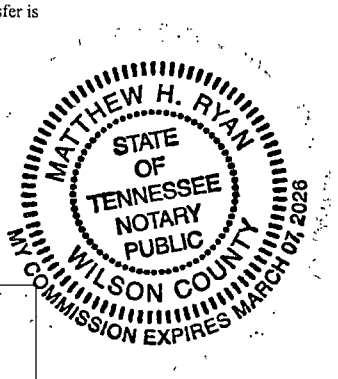
STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $ 400,000.00.

Karen Johnson
Affiant

Subscribed and Sworn before me this 15th day of April , 2024.

Notary Public
My commission expires:



ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Kirtley Whittington 611 Continental Drive, Nashville, TN 37209	New Owner 409 A Theresa Drive Nashville, TN 37205	102-03-0-058

Karen Johnson
Batch # 1124278
04/18/2024 08:40:39 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20240418-0027604

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charles Phillip Cochrane,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kirtley Whittington, Married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 1226 on the Map of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22, Register's Office for said County and described as follows:

BEGINNING at a point in the northwesterly margin of Continental Drive, common corner of Lots 1225 and 1226; thence with the line between said two lots southwestwardly 123.2 feet to a concrete monument; thence south 67 degrees 34' East 132.96 feet to a concrete monument in the northwesterly margin of Marauder Drive, thence with said margin northeastwardly 95.0 feet to a concrete monument at the beginning of a curve, having a radius of 25 feet; thence around said curve northwestwardly 37.27 feet to a concrete monument in the southwesterly margin of Continental Drive; thence with said margin northwestwardly 37.8 feet to a concrete monument and continuing with said margin 59.0 feet to a point of beginning.

Being the same property conveyed to Jimmie A. Hale and wife, Jo Ann Hale by Deed from Alvin W. Terrell and Son Inc. dated March 4, 1964 of record in Book 3702, Page 339, Register's Office of Davidson County, Tennessee. Jimmie A. Hale having since died February 1, 1984 to which title vested in Jo Ann Hale by reason of their Tenancy by the entirety.

Being the same property conveyed to Jo Ann Sullivan by Quitclaim Deed from Leslie Buford Sullivan per the Marital Dissolution Agreement in Divorce No. 91D-4895, as set forth in Deed Book 8604 Page 877 dated 02/20/1992, recorded 04/20/1992, DAVIDSON County, TENNESSEE.

Being the same property conveyed to Joann Hale, an unmarried woman by Quitclaim Deed from Joann Hale, formerly known as Jo Ann Sullivan, dated November 1, 2018, recorded November 9, 2018 and of record in Instrument #20181109-0111229, in the Register's Office of Davidson County, Tennessee. Joann Hale and Jo Ann Sullivan being one in the same person. The said Joann Hale having died testate on February 13, 2023, leaving Charles Phillip Cochrane, Grantor herein as devisee under the Last Will and Testament of Joann Hale of record in Davidson County, Probate Court Case No. 23P685 and in Instrument No. 20230508-0033965, Registers Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 611 Continental Drive, Nashville, TN 37209 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 15th day of April , 2024.

Charles Phillip Cochrane

Charles Phillip Cochrane

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of April, 2024, before me personally appeared Charles Phillip Cochrane, 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 15th day of April, 2024.

Notary Signature
My commission expires:

KIMBERLY L RAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY