Karen Johnson Davidson County
Batch# 1126673 DEEDWARR
04/24/2024 12:57:30 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20240424-0029585

7385

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2024.

Notary Public

COMMISSION EXPIRES: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirtley Whittington James Whittington	NEW OWNER	104-16-0-182
(NAME)	(NAME)	
P.O. Box 90750		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Laura R. Novick, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirtley Whittington, a married man, and James Whittington, a married man, as tenants in common** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the same property conveyed to Laura R. Novick and husband Craig A. Smith by Warranty deed from Thomas M. Klee and wife, Wendy E. Love of record in Book 8118, Page 480, dated May 28, 1990, recorded May 30, 1990, Register's Office Davidson County, Tennessee. Craig Alexander Smith and Laura Renee Novick having Divorced by Final Decree Docket No. 97D-1146, filed in the Fourth Circuit Court for Davidson County, Tennessee at Nashville. Property was further conveyed to Laura R. Novick by Quitclaim Deed from Craig A. Smith of record in Book 10570, Page 916 dated July 29, 1997, recorded August 18, 1997, Register's Office Davidson County, Tennessee.

BEING the westerly part of Lot No. 219 on the Plan of Belmont Land Company's Plan called "Belmont," recorded in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 219 fronts 60.0 feet on the northerly margin of Beechwood Avenue and extends back 182.0 feet, more or less, on the easterly line and 181.5 feet on the westerly line, to an alley in the rear measuring 62.3 feet thereon.

This property does not constitute the primary residence of the Grantees and is for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1914 Beechwood Avenue (House Number) (Street) | (P.O. Address) Nashville, TN (City or Town) 37212 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 19th day of April, 2024.

Laura R. Novick by _____, Attorney-In-Fact
Laura R. Novick by Coleman R. Dixon, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his/her** oath acknowledged **himself/herself** to be the Attorney-In-Fact for the within named Laura R. Novick, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **his/her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of April, 2024.

_____
Notary Public

My Commission Expires:

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

Certificate of Authenticity

I, Anthony N. Greco, 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 the 19th day of April, 2024.

_____ 04/19/2024
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 19th day of April, 2024.

_____
Notary Public

Commission Expires July 17, 2027

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027