2024-1137-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136582 DEEDWARR
05/20/2024 09:54:30 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20240520-0037127

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 17 day of May, 2024

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
1024 Homes, LLC	1024 Homes, LLC	118-09-0-060
PO Box 1686	PO Box 1686	
Brentwood, TN 37024	Brentwood, TN 37024	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Whitfield and Margaret Whitfield, a married couple, and Brad Whitfield, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **1024 Homes, LLC, a Tennessee Limited Liability Company**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND IN THE 7th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 125 FEET ON THE WESTERLY PART OF LOT NO. 28 ON THE PLAN OF LEONTE SUBDIVISION OF LOTS NOS. 17, 18, 19, 24, 25, and 26 IN NOELTON, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GRANNY WHITE ROAD AND WOODMONT AVENUE; THENCE WITH THE EASTERLY MARGIN OF THE GRANNY WHITE ROAD, NORTHWARDLY 125 FEET TO A POINT 78 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT NO. 1; THENCE EASTWARDLY AND AT ALL POINTS 76 FEFT SOUTH OF THE SOUTHERLY LINE OF LOT NO. 1, A DISTANCE OF 185 FEET, MORE OR LESS TO A POINT 16 FEET WEST OF THE WESTERLY LINE OF LOT NO. 27; THENCE SOUTHWARDLY AND PARALLEL WITH THE WESTERLY LINE OF LOT NO. 27, A DISTANCE OF 125 FEET TO THE NORTHERLY MARGIN OF WOODMONT AVENUE, THENCE WITH SAID AVENUE WESTWARDLY 180 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARGARET N WHITFIELD AND BRAD WHITFIELD BY SUBSTITUTE TRUSTEE'S DEED FROM GUARANTY TITLE CO., SUBSTITUTE TRUSTEE, RECORDED ON 01/08/1990 IN BOOK 8021, PAGE 340, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY CONVEYED TO MARGARET N WHITFIELD, JAMES WHITFIELD, AND BRAD WHITFIELD BY QUITCLAIM DEED FROM MARGARET N WHITFIELD AND BRAD WHITFIELD RECORDED ON 06/26/1991 IN BOOK 8383, PAGE 929, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: **1024 Woodmont Boulevard, Nashville, TN 37204.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 17th day of May, 2024.

James E. Whitfield
James Whitfield

Margaret Whitfield
Margaret Whitfield

Brad Whitfield

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Whitfield, Margaret Whitfield, and Brad Whitfield,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 17th day of May, 2024.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26

I, Andy Maloney, 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 **5/17/2024** (date of document).

Affiant Signature
Date **5/17/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **17** day of **May**, 20**24**.

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026