Karen Johnson Davidson County
Batch# 1138627 DEEDWARR
05/23/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20240523-0038477

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Peyton J. Heller et al
224 Willow Lane
Nashville, TN 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, TN 37923

Map/Parcel
#148 05 0 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Chad Etheridge and wife, Jennifer Etheridge and Steven Whitehouse, married,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Peyton J. Heller, an unmarried woman, and John J. Heller, a married man, as joint tenants with right of survivorship**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being **Lot No. 190** on the Plan of **Hillbrook, Section II**, as of record in Book 3300, page 12, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 190 fronts 90 feet on the north side of Willow Lane, and runs back 134.9 feet on the west line and 115 feet on the east line, to a dead line in the rear which it measures 73.1 feet.

Being the same property conveyed to Chad Etheridge and wife, Jennifer Etheridge, a one-half (1/2) undivided interest, and Steven Whitehouse, married, a one-half (1/2) undivided interest, as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed dated January 12, 2023, from Norma C. Baker, unmarried, of record in Instrument #20230112-0002827, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **224 Willow Lane, Nashville, Tennessee 37211.**

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 and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Whitney Whitehouse, the wife of Steven Whitehouse, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS OUR HANDS, this the **17th** day of **May, 2024**.

Chad Etheridge

Jennifer Etheridge

Steven Whitehouse

Whitney Whitehouse

By: ATTORNEY IN FACT
Steven Whitehouse, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Chad Etheridge, Jennifer Etheridge and Steven Whitehouse**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of May, 2024.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Steven Whitehouse**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Whitney Whitehouse,** the within named bargainor, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said Whitney Whitehouse and recorded simultaneously herewith in Instrument #_____202405230038476_____, Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 17th day of May, 2024.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $447,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 5-9-26

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. 24057691

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 17, 2024**.

Affiant Signature

May 23, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25