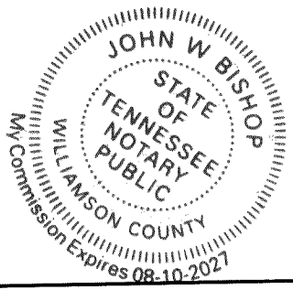
Karen Johnson Davidson County
Batch# 1139114 DEEDWARR
05/24/2024 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20240524-0038752

WARRANTY DEED



State of Tennessee
County of ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$785,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamzah Whatley Katherine Whatley	Liberty Federal Credit Union	072-04-0-443.00
(NAME)	(NAME)	
1805 McGavock Pike	1200 Forest Bridge Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Louisville, Ky 40223	
(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, we, **James Raymond Hissong and Nicole Marie Hissong, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hamzah Whatley and Katherine Whatley, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision / Partition Lots 15 & 16, a Resubdivision of Country Club Estates, of record in Instrument No. 20131021-0109643, 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 James Raymond Hissong and Nicole Marie Hissong, husband and wife, by Warranty Deed from Matthew McKinley Brink and Melanie Lynn Schlachter n/k/a Melanie Brink, husband and wife, dated September 28, 2020, of record in Instrument No. 20200930-0112535, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1805 McGavock Pike, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Instrument No. 20131021-0109643; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20140131-0008805; all of record in the Register's Office for Davidson County, Tennessee.

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 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 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 23rd day of May, 2024.

James Raymond Hissong

Nicole Marie Hissong

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Raymond Hissong and Nicole Marie Hissong, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 23rd day of May, 2024.

Notary Public
My Commission Expires: _____

File No.: 38348

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, **Tammy Carney,** 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 this the 23 day of May, 2024.

Tammy Carney
Affiant Signature
Date 5/23/24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

