Karen Johnson Davidson County
Batch# 1141327 DEEDWARR
05/31/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20240531-0040672

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

BS-AO-24-3901-16

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Girl Tribe Ventures, LLC Lorene Hetherington	New Owner	
(NAME) 3901 Whitland Ave. #16	(NAME)	103-16-0E-016.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLINE L. WISER, A SINGLE WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GIRL TRIBE VENTURES, LLC AND LORENE HETHERINGTON**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 16, as shown on the plat of Whitland Place Condominium, as of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, together with an undivided 2.85% interest in the common elements of the Whitland Place Homeowners Association, as described in Book 6131, page 722, et seq., Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cecile P. Wiser, a single person by Warranty Deed from Amanda Amiss, A single woman of record in Instrument No. 20180220-0015860 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 20, 2018.

Being the same property conveyed to Cecile P. Wiser, a single woman, D. Mark Wiser, a single man and Caroline L. Wiser, a single woman, all as tenants in common with right of survivorship by Quitclaim Deed from Cecile P. Wiser, single of record in Instrument No. 20200302-0023128 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on March 02, 2020.

Being the same property conveyed to Caroline L. Wiser by Quitclaim Deed from Cecile P. Wiser, D. Mark Wiser, and Caroline L. Wiser of record in Instrument No. 20240229-0013897 Register's Office for Davidson County, Tennessee, dated February 02, 2024 and recorded on February 29, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 597, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6131, Page 722, Register's Office for Davidson County, Tennessee
- Charter of The Whitland Homeowners' Association of record in Book 6109, Page 993, in the Register's Office for Davidson County, Tennessee.
- Amendment to the By-Laws of Whitland Place of record in Instrument Number 20170626-0064038, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6350, Page 824, in the Register's Office for Davidson County, Tennessee,
- Easement(s) of record in Book 3464, Page 278, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3901 Whitland Ave. #16, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30 DAY OF MAY, 2024.

Caroline L. Wiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE L. WISER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 30, 24 (date of document).

Jennifer L. Pennell

May 31, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

