THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547810

Karen Johnson Davidson County
Batch # 1143307 DEEDWARR
06/05/2024 09:48:35 AM 2 pgs
Fees: $13.00 Taxes: $3,959.00

20240605-0041963

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,070,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2024.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William and Natalie Whitmer 4314 Lealand Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 132 05 0 162.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lee Esposito and Sarah Esposito, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Whitmer and Natalie Whitmer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of GLENDALE PARK, SECTION NO. 2 of record in Plat Book 1130, Page 61, 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 Lee Esposito and Sarah Esposito, husband and wife, by Warranty Deed from Molly Cate, unmarried, of record in Instrument No. 20200824-0095428, in the Register's Office of Davidson County, Tennessee, dated August 03, 2020, and recorded on August 24, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENDALE PARK, SECTION NO. 2, as recorded in Plat Book 1130, Page(s) 61.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1361, Page 13 and Instrument No. 20210923-0128066.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 4314 Lealand Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2024.

Lee Esposito

Sarah Esposito

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lee Esposito and Sarah Esposito, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2024.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025