Karen Johnson Davidson County
Batch# 1146646 DEEDWARR
06/13/2024 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20240613-0044183

2024-1197-TN

WARRANTY DEED

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-08-2024

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$615,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of June, 2024

Notary Public
My Commission expires: _____
(Affix Seal)

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:
Jonathan G. Wood and Andrea J. Busch	Same	091070183
5004 Kentucky Ave		
Nashville, TN 37209		

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, **Brad Whitfield, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan G. Wood, an unmarried man, and Andrea J. Busch, an unmarried woman, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 909 and the easterly 12 /2 feet of Lot No. 911 of Block No. 140, Plan No. 1 of West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Said County.

Said Lot and part of said lot adjoins and fronts together 37 1/2 feet on the northerly side of Kentucky Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brad Whitfield, unmarried, by Warranty Deed from National Tax Assistance Corporation, recorded on 014/07/2004 in Instrument No. 20040407-0039749, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **5004 Kentucky Avenue, Nashville, TN 37209.**

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, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has 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 12th day of June, 2024.

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 **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 12th day of June, 2024.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/12/24.

Date

Affiant Signature

6/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of June, 2024

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

