WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

B-ELAM-24-5381

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

Karen Johnson
Batch # 1153067
07/01/2024 01:11:00 PM
Fees: $13.00 Taxes: $1,387.13

Davidson County
DEEDWARR
2 pgs

20240701-0049461

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Agenes Lojong **Wesley Lasu**	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**151-09-0B-119.00-CO**
5381 Skip Jack Dr	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Indian Land, SC 29707**	
(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, **LARRY WHALEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AGENES LOJONG AND WESLEY LASU,** 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 Lot No. 116 on the Plan of Final Plat of Lakeside Cove at Percy Priest, Phase 2 of record in Plat at Instrument No. 20051102-0132676, 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 Lenora Butler, an unmarried woman by Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060830-0107097 Register's Office for Davidson County, Tennessee, dated August 25, 2006 and recorded on August 30, 2006.

Being the same property conveyed to Phillip Taylor and Nicole Cheatham by Quitclaim Deed from Lenora Butler, an unmarried woman of record in Instrument No. 20210416-0051325 Register's Office for Davidson County, Tennessee, dated April 14, 2021 and recorded on April 16, 2021.

Being the same property conveyed to Larry Whaley by Warranty Deed from Phillip Taylor, unmarried, and Nicole Cheatham, unmarried of record in Instrument No. 20220725-0084642 Register's Office for Davidson County, Tennessee, dated July 22, 2022 and recorded on July 25, 2022. Said property is not and has never been the primary marital residence of the within named Grantor.

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 at Instrument No. 20051102-0132676, 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 Instrument Number 20041105-0133677, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20020212-0018699, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20040914-0110817, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Homeowner's Association of record in Instrument Number 20100219-0012873, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 8175, Page 783, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 2336, Page 614 and Book 4428, Page 571, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20050419-0043678, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5381 Skip Jack Dr, Antioch, Tennessee 37013**.

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 28th DAY OF JUNE, 2024.

Larry Whaley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY WHALEY, 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 28th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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