Karen Johnson Davidson County
Batch# 1163561 DEEDWARR
07/30/2024 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240730-0057258

This Instrument Prepared By and Returned To:	Map-Parcel Number:	Address of New Owner:	Send Tax Bills To:
Dahl Title & Escrow, LLC 1118 Madison Street Clarksville, TN 37040	#097020A54800CO	Tonya Podmore 3008 Friars Trail Hermitage, TN 37076	Tonya Podmore 3008 Friars Trail Hermitage, TN 37076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10,000.00), cash in hand the receipt and sufficiency of such payment being hereby acknowledged, **JENNIFER LYN WHALEY, A MARRIED WOMAN** ("Grantor") have bargained and sold, and by these presents do transfer and convey unto **TONYA TAYLOR PODMORE, A MARRIED WOMAN,** ("Grantee"), to be held by Grantee, Grantee's heirs, successors and assigns, all of Grantors' rights, title, and interest in and to certain land located in Davidson County, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 548 on the Final Plat of Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Warranty Deed from Karen Gould, an unmarried woman and Karen McNutt, an unmarried woman as joint tenants with right of survivorship to Jennifer Whaley, a single woman, recorded September 9, 2020, as Instrument No. 20200909-0102731 in Davidson County, Tennessee Register of Deeds.

Commonly Known As: 3008 Friars Trail, Nashville, TN 37076

Christopher Vaders joins in this deed to release any interest to the property he may be entitled to by virtue of his marriage to Jennifer Lyn Whaley.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

GRANTOR DOES further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors executed this Deed this the 26th day of July 2024.

"Grantors"

Jennifer Lyn Whaley

Christopher Vaders

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jennifer L. Whaley and Christopher Vaders, 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 and official seal this the 26th day of July 2024.

NOTARY PUBLIC

My Commission Expires: 12/22/26

LEIGH SPIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My commission expires December 22, 2026

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me, a Notary Public on this the 26th day of July 2024.

NOTARY PUBLIC

My Commission Expires: 12/22/26

LEIGH SPIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My commission expires December 22, 2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/26/24.

Affiant Signature

7/29/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY