WARRANTY DEED

~~Prepared by:~~
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File #24-TC-3915-P

(SEAL)
HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETUR
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1168383
08/13/2024 10:09:04 AM
Fees: $13.00 Taxes: $5,550.00

Davidson County
DEEDWARR
2 pgs

20240813-0061042

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Raymond Wu and Quynh Anh Nguyen	New Owner	
(NAME)	(NAME)	**117 13 0L 002.00**
3915 Caylor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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,

CHARLES C. WHITBY AND SHARI L. WHITBY, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RAYMOND WU, AND QUYNH ANH NGUYEN, husband and wife

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. 3915, HOMES AT 3913 CAYLOR DRIVE, as shown on the plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 3913 CAYLOR DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record in Instrument Number 20160927-0101974, 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 Charles C. Whitby and Shari L. Whitby, husband and wife, by Warranty Deed from Michael P. Nicholl and Lise D. Deschenes, husband and wife, of record in Instrument No. 20200929-0111989, in the Register's Office of Davidson County, Tennessee, dated September 28, 2020 and recorded on September 29, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO ABBOTT MARTIN EST., as recorded in Plat Book 3500, Page 68.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160927- 0101974.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **CHARLES C. WHITBY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240813-0061041, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **SHARI L. WHITBY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240813-0061040, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 3915 Caylor Drive, Nashville, TN 37215.

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 12th day of August, 2024.

Charles C. Whitby by _____, his attorney in fact
Charles C. Whitby by John Bishop, his Attorney-In-Fact

Shari L Whitby by _____, her attorney in fact
Shari L. Whitby by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CHARLES C. WHITBY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CHARLES C. WHITBY**.

Witness my hand and official seal this **12th** day of **August, 2024**.

_____
Notary Signature
My Commission Expires: 7.22.2025

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SHARI L. WHITBY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SHARI L. WHITBY**.

Witness my hand and official seal this **12th** day of **August, 2024**.

_____
Notary Signature
My Commission Expires: 7.22.2025

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025