WARRANTY DEED

Karen Johnson Davidson County
Batch# 1170141 DEEDWARR
08/15/2024 07:59:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20240815-0062327

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Margaret C Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2024

Notary Public

MY COMMISSION EXPIRES: 3-15-26

Kirstin R Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 15, 2026

(AFFIX SEAL)

MST 2024-1098

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Whitten and Rachel Bruno Whitten	Legacy Home Loans, LLC	083 07 0 105.00
(NAME)	(NAME)	
719 Powers Avenue	1036 Stearman Dr. Ste. 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Margaret C. Richards, Executor and Heir of the Estate of Mark D. Richards, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter Whitten and Rachel Bruno Whitten, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 4, Block "A" on the Plan of Tillman's Subdivision, Part One of Part of G.N. Tillman Home Tract of record in Plat Book 1130, Page 29, 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 Mark D. Richards, unmarried by Warranty Deed from Billye Frank Brandon, Newman Brandon IV and Mary-Ann Brandon, as tenants in common of record in Instrument No. 20080822-0086506 Register's Office for Davidson County, Tennessee, dated August 6, 2008 and recorded on August 22, 2008.

The said Mark D. Richards having died on January 26, 202, his Will was probated in Burke County, North Carolina.

Affidavit of Heirship of record in Instrument No. 202408150062326, Register's Office for Davidson County, Tennessee.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 29, Register's Office for Davidson County, Tennessee. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 719 Powers Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever: and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th DAY OF AUGUST, 2024.

Margaret C Richards

Magaret C. Richards, Executor

Margaret C Richards

Magaret C. Richards, Heir

STATE OF NORTH CAROLINA
COUNTY OF BURKE

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Margaret C. Richards, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Executor of The Estate of Mark D. Richards, the within named bargainor, as Executor so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the her name as Executor of said Estate.

Witness my hand and official seal at office, on this the 5th day of August, 2024.

Kirstin R Rew

Notary Public

My Commission Expires: 3-15-26

(SEAL)

Kirstin R Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 15, 2026

STATE OF NORTH CAROLINA
COUNTY OF Burke

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

Witness my hand and official seal at office, this 5th day of August, 2024.

Kirstin R Rew

Notary Public

My commission expires: 3-15-26

Kirstin R Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 15, 2026

(SEAL)

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 5, 2024**.

Affiant Signature

August 8, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25