Karen Johnson Davidson County
Batch# 1178225 DEEDWARR
09/05/2024 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20240905-0068451

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

File #24-TLC-3625-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher C. Whitson, Trustee of The Clay M. Whitson Trust f/b/o Clay M. Whitson, Jr. dated May 2, 2008	**Truxton Trust**	
(NAME)	(NAME)	
3625 Central Avenue	**20 Burton Hills Dr, Ste 200**	**104 09 0 078.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**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,

RACHEL FLOOD, EXECUTRIX OF ESTATE OF MARY A. MARTIN,

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

CHRISTOPHER C. WHITSON, TRUSTEE OF THE CLAY M. WHITSON TRUST F/B/O CLAY M. WHITSON, JR. DATED MAY 2, 2008,

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 the Westerly 35.9 feet of Lot No. 148 and the Easterly 14.1 feet of Lot No. 150 on the map of RICHLAND REALTY CO'S, SECOND SUBDIVISION, DIVISION "B", as of record in Plat Book 332, Page 92, Register's Office for said County.

Said parts of Lots 148 and 150 front together 50 feet on the Southerly side of Central Avenue, and run back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Mary A. Martin, by Warranty Deed from Dorris Glenn Jones, unmarried, of record in Book 6725, Page 810, in the Register's Office of Davidson County, Tennessee, dated November 13, 1985, and recorded on December 04, 1985.

Rachel Flood being one and the same person as Catherine Rachel Flood.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat of RICHLAND REALTY CO'S, SECOND SUBDIVISION, DIVISION "B", as recorded in Plat Book 332, Page(s) 92, said Register's Office.
* Easement recorded in Book 583, Page 23, said Register's Office.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3625 Central Avenue, Nashville, TN 37205**.

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 3rd day of September, 2024.

Estate of Mary A. Martin

By: Rachel Flood, Executrix
Rachel Flood, Executrix

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ BUNCOMBE

On this ~~3rd~~ 30TH day of ~~September~~ AUGUST, 2024, before me personally appeared Rachel Flood, Executrix of Estate of Mary A. Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~3rd~~ 30TH day of ~~September~~ AUGUST, 2024.

Notary Signature
My commission expires: 27 JUN 2026

notary public
Michael A. Gelman
Buncombe County
North Carolina
my commission
expires 27 June 2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 Sept. 3, 2024 (date of document).

Affiant Signature

Sept. 3, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of Sept, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027