Karen Johnson Davidson County
Batch# 1188732 DEEDWARR
10/02/2024 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20241002-0076488

Name and Address of New Owner:
Mark Whitaker and Christine Whitaker
2647 Western Hills Drive
Nashville, Tennessee 37214

Send Tax Bills To:
Rocket Mortgage
635 Woodward Avenue
Detroit, Michigan 48226

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, B25
Nashville, Tennessee 37206

Map & Parcel No: 062 15 0 057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Teddi L. Spooner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Whitaker and Christine Whitaker, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee.

Being Lot No. 139 on the Plan of SUTHERLAND HEIGHTS SECTION 3, a plat of which is of record in Plat Book 2663, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to Teddi L. Spooner, a single woman, by Warranty Deed from Danny J. Sublett and wife, Betty J. Sublett, of record in Book 10041, Page 614, in the Register's Office of Davidson County, Tennessee, dated April 24, 1996 and recorded on May 06, 1996.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of September, 2024.

Teddi L. Spooner (SEAL)
Teddi L. Spooner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2024, before me personally appeared Teddi L. Spooner, 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 26th day of September, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $620,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of September, 2024.

Notary Signature
My commission expires:

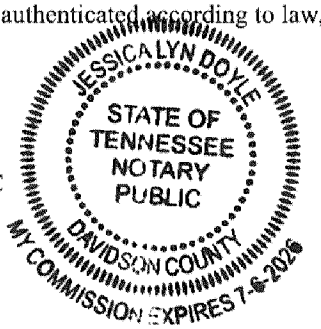


TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 October 2, 2024.

October 2, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 2nd day of October, 2024.

Notary Public:

My Commission Expires: 7.6.26