Karen Johnson Davidson County
Batch# 1199287 DEEDWARR
10/31/2024 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20241031-0084015

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $499,000.00.

Affiant

Subscribed and sworn before me this the 25th day of October, 2024.

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Page and Kaitlin Marie Reardon 301 Browning Road Nashville, TN 37211	Shelter Lending Services, LLC 1245 Cheyenne Ave. #304B/304C Grafton, WI 53024	119 04 0 064.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF MARK WHITLER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID PAGE AND KAITLIN MARIE REARDON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Map of Glencliff Estates Subdivision, Section V, as of record in Book 2133, page 21, Register's Office for Davidson County, Tennessee, and being more particularly bounded and describded as follows to wit:

Said Lot No. 94 begins at a point in the northerly margin of Browning Road at the boundary of said subdivision, thence westerly along the margin of said Road, along a slight curve, 104.9 feet to a point, the beginning of a curve; thence 39.3 feet around said curve, having a radius of 25 feet, to a point in the easterly margin of Barrett Road, thence northerly along said Road 148.4 feet to a point; thence south 82° 40' E. 73.5 feet to a point; thence south 8° 08' W. 185.8 feet to the point of beginning.

Being the same property conveyed to Hubert T. Whitler and wife, Loraine C. Whitler by deed dated 06/07/1955, from Benjamin C. Head and wife, Florence M. Head, of record at Book 2435, page 507, Register's Office for said County.

Hubert T. Whitler having died April 24, 1983, vesting the property solely in Loraine C. Whitler as surviving tenant by the entirety.

Loraine C. Whitler having since died on November 27, 1996, vesting title in Michael Thomas Whitler and Mark Whitler pursuant to the terms of her Last Will and Testament as probated at Probate File 97P56, Probate Clerk's Office of Davidson County, Tennessee.

Being the same property conveyed to Mark Whitler, by deed dated 08/24/2015, from Michael Thomas Whitler, of record in Instrument No. 20150825-0085881, Register's Office for said County.

The said Mark Whitler having since died on July 5, 2023 and his estate having been probated in the Circuit Court for Davidson County, Tennessee, Probate Division Case No. 23P1758.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 301 Browning Road, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th day of October, 2024.

Estate of Mark Whitler

BY: Scott Thomas Whitler, Co-Executor

BY: Kevin Davis Whitler, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Thomas Whitler and Kevin Davis Whitler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Co-Executors of the within named bargainor, Estate of Mark Whitler, and that they, as such Co-Executors, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Mark Whitler by the said Scott Thomas Whitler and Kevin Davis Whitler as such Co-Executors.

Witness my hand and official seal this 25th day of October 2024.

My Commission Expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 25. 2024.

Affiant Signature

30th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

