Prepared by
Return To
First Title, Inc
Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38416-11-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whi transfer is: $3,625,000 00 Affiant Subscribed and sworn to before me this 3rd day of December, 2024 Notary Public My Commission Expires

Karen Johnson
Batch # 1212803
12/05/2024 10 35.39 AM
Fees $18 00 Taxes $13,412 50
20241205-0094479
Davidson County
DEEDWARR
3 pgs

J ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

WARRANTY DEED

Address New Owner: Andrew Dale, Paige Dale 306 Westview Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 11611009100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clay M. Whitson and Jeannette Whitson, husband and wife, as to a sixty percent (60%) interest and Clay Whitson, Jr., unmarried, as to a twenty-five percent (25%) interest and Elizabeth Roane Whitson, unmarried, as to a fifteen percent (15%) interest, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew Dale and Paige Dale, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 306 Westview Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 40 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, Pages 102 and 103, Register's Office for said County, and described as follows:

Beginning at the southeast corner of Lynwood Boulevard and a street known as Royal Oaks Avenue, or Pendleton Circle, being the northwest corner of said Lot No. 40; thence with the southerly margin of said Boulevard, southeasterly 248 1/2 feet to the corner of Lots Nos. 40 and 41, thence southwesterly with the line between said two lots 309 feet to the northwesterly margin of Royal Oaks Avenue, or Fendleton Circle; thence with the easterly margin of said Avenue or Circle, northerly 401 1/2 feet to the beginning

Being the same property conveyed to Clay M Whitson and Jeanette Whitson, husband and wife, and Clay Whitson, Jr , unmarried, as joint tenants with right of survivorship by deed dated September 30, 2022 from Joseph Warren Connally, personal representative of the Estate of Albert Warren Nisley on behalf of the heirs-at-law, which are Ann McBride Arend, Bobbie Lynn Celeste, Carol Beth Baker, Christipher T Garland, Dale N Overturf Diana M. Vincent, Diane Cylwik, Elizabeth F. Connally, James David Garland, Jonathan H. Warren, Joseph Robert Garland, Joseph Warren Connally, Martha Jane Mowry, Mary Ellen Corwin, Monica Lisa Baker, Nancy Garland, Nicholas Nisley Garland, Rebekah D. Warren, Richard Overturf, Stephanie Ann Ratliff, Susan Gonzales, William Vance Lashlee, Jr., Sarah Elizabeth Lashlee, Edward Corder Lashlee, and David Lashlee pursuant to the Consent to Sell Real Property of record in Case No 21P710 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and Joseph Warren Connally, individually, of record in Instrument No 20221003-0108906, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 23, 2024 of record in Instrument No 20240423-0029245, Register's Office Davidson County, Tennessee, Clay M. Whitson and Jeannette Whitson, husband and wife, and Clay Whitson, Jr , unmarried, conveyed subject property to Gerald G. Patterson, Trustee, who subsequently conveyed subject property to Clay M. Whitson and Jeannette Whitson, husband and wife, as to a seventy-five percent (75%) undivided interest, and to Clay Whitson, Jr., unmarried, as to a twenty-five percent (25%) undivided interest, as joint tenants with right of survivorship By Quitclaim Deed of record dated April 23, 2024 of record in Instrument No. 20240423-0029246, Register's Office for Davidson County, Tennessee, Clay M. Whitson and Jeannette Whitson, husband and wife, conveyed an undivided fifteen percent (15%) share out of their seventy-five percent (75%) share, to Elizabeth Roane Whitson, unmarried

This conveyance is made subject to:

1. 2024 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive Covenants contained in an instrument of record in Book 670, Page 412, Register's Office for Davidson County, Tennessee.
3 All matters appearing on the Plan of record as Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of December, 2024.

Clay M. Whitson

Jeannette Whitson

Clay Whitson, Jr.

Elizabeth Roane Whitson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clay M. Whitson and Jeannette Whitson, Clay Whitson, Jr , and Elizabeth Roane Whitson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2024.

Notary Public

My Commission Expires
7-7-2027

GERALD G PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027