Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8180-WE

Karen Johnson Davidson County
Batch # 1232900 DEEDWARR
02/03/2025 10 31 24 AM 2 pgs
Fees $13 00 Taxes $1,628 00

20250203-0007880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cindy Whitworth		
735 General George Patton	NEW OWNER	142-09-0F-735.00-CO
Nashville, TN 37221		
(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, **William Longworth and Margaret Juanita Longworth, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cindy Whitworth, an unmarried woman,**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No 735, River Plantation Phase 11, Section VIII, Amended Condominium Apartments, a Horizontal Property Regime of Record in Book 6900, Page 397, and Amended in Book 6900, Page 654-657 and Book 6900, Page 514-517, Register's Office for Davidson County, Tennessee, to which Plan Reference is Hereby made for a more complete Description.

Being the same property conveyed to William Longworth, a married man, and Juanita Longworth, a married woman, husband and wife (Juantia Longworth is also known as Margaret Juanita Longworth), by Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No 20120314-0022093 Register's Office for Davidson County, Tennessee, dated March 8, 2012 and recorded on March 14, 2012

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is improved property known as **735 General George Patton, Nashville, TN 37221**

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, ther heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 30 day of January, 2025

William Longworth

William Longworth

Margaret Juanita Longworth

Margaret Juanita Longworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Longworth and Margaret Juanita Longworth,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 30 day of January, 2025.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE