Karen Johnson Davidson County
Batch# 1237977 DEEDWARR
02/18/2025 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20250218-0011663

WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 08.11.2025

(AFFIX SEAL)

SUSAN MORELLI NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Whetstone Zachary Whetstone	Rebecca Whetstone Zachary Whetstone	092-04-0-239.00
(NAME) 930 Morrison Street	(NAME) 930 Morrison Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville TN 37208	
(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, **Clearwater Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Whetstone and Zachary Whetstone, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situated in Davidson County, Tennessee, to wit:

Being the Northerly 36 feet of Lot No. 16 in Johnson Bransford's Subdivision of three parts of Lot No. 158 Judge McNairy's House Tract, a plan of which is of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

Said part of Lot 16 fronts 36 feet on the Westerly side of Morrison Street, and runs back between parallel lines, 134 feet, more or less, to an alley.

Being the same property conveyed to Clearwater Properties, LLC, a Tennessee limited liability company, by QuitClaim Deed from Deep River Development, LLC, a Tennessee limited liability company, dated August 8, 2014, and recorded on August 13, 2014 of record as Instrument No. 20140813-0073045, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 161, page 146; Declaration of Restrictions and Covenants for SCMs for regulated residential infill of record in Instrument No. 20240802-0058745; all of record in the Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 11th day of February, 2025.

Clearwater Properties, LLC, a Tennessee limited liability company

By: Bryan D. Spicer
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned,Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Clearwater Properties, LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 11th day of February, 2025.

Notary Public
My Commission Expires: _____

File No.: 39036

PONDA CULBERSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, RaShawn Perry *(custodian's name)*, 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 2/11/25 *(date of document)*.

RaShawn Perry
Custodian's Signature

2/11/25
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 17th day of February, 2025.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD