NEW OWNER:
JEFFREY A. KENDIG
P.O. BOX 160162
NASHVILLE, TN 37216

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0087

Map & Parcel No.: 093024A40700

Space for Recorder's stamp

Karen Johnson
Batch # 1240133
02/24/2025 09 04 39 AM
Fees $18 00 Taxes $758 50

Davidson County
DEEDWARR
3 pgs

20250224-0013289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM A. WHITAKER and wife, PATRICIA A. WHITAKER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY A. KENDIG, a married man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No 407, as established by Declaration of Covenants, Conditions, and Restrictions for The Quarters Condominiums, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050902-0106149; as amended in Instrument No. 20231004-0077998, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "D", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of The Quarters Condominiums, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "D" to said Declaration appearing in Instrument No. 20050902-0106149; as amended in Instrument No. 20231004-0077998, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to WILLIAM A. WHITAKER and wife, PATRICIA A. WHITAKER, as tenants by the entirety, by Quitclaim Deed from William H. Whitaker and wife, Pamela L. Whitaker, as tenants by the entirety, dated March 26, 2012, and of record in Instrument No. 20120402-0027432, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to William A. Whitaker and wife, Patricia A. Whitaker, as tenants by the entirety, as to a one-half interest and as tenants in

common with William H. Whitaker and wife, Pamela L. Whitaker, as tenants by the entirety as to the remaining one-half interest, by Warranty Deed from Rosario Arnold, dated September 30, 2010, and of record in Instrument No. 20101006-0079898, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **178 2ND AVENUE NORTH, UNIT 407, NASHVILLE, TN 37201**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 31st day of January, 2025.

WILLIAM A. WHITAKER

Patricia A Whitaker

PATRICIA A. WHITAKER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM A. WHITAKER and PATRICIA A. WHITAKER**, 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 and official seal at office this 31st day of January, 2025.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.**

AFFIANT

Sworn to and subscribed to before me this 31st day of January, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026