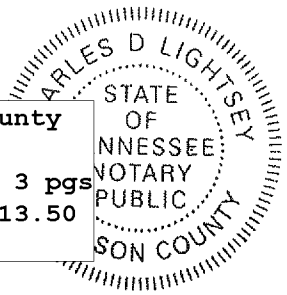
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1249132 DEEDWARR
03/21/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250321-0021338

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Britten Jumper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2025

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Britten Jumper	New Owner	10816025800
(NAME)	(NAME)	
417 Woodsman Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Whitworth Real Estate, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Britten Jumper, a single woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 92A on the Zone Lot Division of Lots 92 and 93 of Percy Priest Woods, Section 4, as of record in Plat Book 6250, Page 756, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Whitworth Real Estate, LLC, by deed of record in Instrument NO. 20240913-0070855, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 417 Woodsman Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of March, 2025.

Whitworth Real Estate, LLC, a Tennessee Limited Liability Company

BY: Wendy Tice authorized agent
Wendy Tice, Authorized Agent

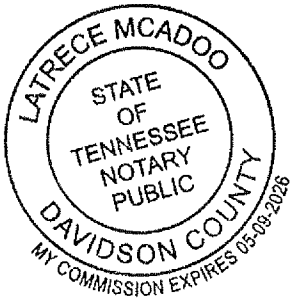
State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Wendy Tice with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the AUTHORIZED AGENT of Whitworth Real Estate, LLC, a Tennessee Limited Liability Company and that she as such AUTHORIZED AGENT executed the foregoing instrument for the purposes therein contained, by signing the name of Whitworth Real Estate, LLC, a Tennessee Limited Liability Company by herself as AUTHORIZED AGENT.

WITNESS my hand and seal this 19th day of March, 2025.

Notary Public
My Commission Expires: _____

File No.: 17549



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 19, 2025**.

Affiant Signature

03/21/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 21, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

