WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1258452 DEEDWARR
04/14/2025 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250414-0027969

File #25-PA-4124-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert James Harden	**FirstBank**	
(NAME)	(NAME)	**097 08 0 102.00**
4124 Helena Bay Court	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KRISTIN LEE LATTREL WHITAKER, AN UNMARRIED WOMAN, AND ADAM WHITAKER, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT JAMES HARDEN, UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the plan of Final Plat, LAKE PARK, SECTION TWELVE, of record in Plat Book 8250, Page 804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Adam Whitaker, unmarried man, and Kristin Lattrel, unmarried woman, joint tenants with right of survivorship, by Warranty Deed from Shanika Maddox, unmarried woman, of record in Instrument No. 20230801-0059136, in the Register's Office of Davidson County, Tennessee, dated July 19, 2023, and recorded on August 01, 2023. The said Adam Whitaker and Kristin Lattrel having since married, the said Kristin Lattrel is now known as Kristin Lee Lattrel Whitaker, and having since divorced.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAKE PARK, SECTION TWELVE, as recorded in Plat Book 8250, Page(s) 804.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10598, Page 511.

*Easement for Sanitary Sewer, recorded in Book 11030, Page 898.

*Charter for Lake Park Homeowners Association, recorded as Book 4669, Page 746.

*Charter for Lake Park Homeowners Association, Inc., recorded as Book 9949, Page 538.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4124 Helena Bay Court, Hermitage, TN 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this the 10th day of April, 2025.

Kristin Lee Lattrel Whitaker

Adam Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2025, before me personally appeared Kristin Lee Lattrel Whitaker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 10th day of April, 2025, before me personally appeared Adam Whitaker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Pam Autry,** 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 this the 10 day of April, 2025.

Affiant Signature

Date 4/10/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

