Karen Johnson Davidson County
Batch# 1284417 DEEDWARR
06/13/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250613-0046377

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2025

Notary Public
My commission expires:

JENNIFER PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Daniel Phillip Whitaker **Kymberly Whitaker**	New Owners	**11712005700**
1508 Woodmont Blvd		
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

FHT Enterprises 18, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kymberly Whitaker and Daniel Phillip Whitaker, 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:

Land in Davidson County, Tennessee, being Lot No. 5, Block A, Plan of Clairmont Subdivision, of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to FHT Enterprises 18, LLC, a Delaware limited liability company, by Warranty Deed from A Dennis Loyd and Shirley N Loyd, husband and wife, dated May 24, 2024, of record in Instrument No. 20240528-0039136, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1508 Woodmont Blvd, Nashville, TN 37215.

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 in 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.

_____ Date: 6/10/25

FHT Enterprises 18, LLC by Spencer Inada, Manager

STATE OF California

COUNTY OF Los Angeles

KATHRYN TONG
COMM. #2413900
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 19, 2026

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Spencer Inada with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Manager of FHT Enterprises 18, LLC and that they are authorized by FHT Enterprises 18, LLC to execute this instrument on its behalf.

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

KATHRYN TONG
COMM. #2413900
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 19, 2026

Kathryn Tong
NOTARY PUBLIC

My Commission Expires: 9-19-2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/10/25 (date of document).

Jennifer L. Pennell

6/12/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 6/12, 2025.

Rachel K. Williams

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal