This Instrument Prepared By:

Roy C. DeSha, Jr
2503 Barton Ave.
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1289196 DEEDWARR
06/24/2025 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,005.66
20250624-0049603

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,800.00.

Affiant

TRENT DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

Subscribed and sworn to before me this 20 day of June, 2025.

Notary Public
My Commission Expires: 10/04/2027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL:
Samuel M. Whitworth & wife, Hannah L. Ninness 548 Westboro Drive Nashville, TN 37209	same	090 16 0 108 00

WARRANTY DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christine M. Whitworth and Roy C. DeSha, Jr. wife and husband,** have this day bargained and sold and do hereby transfer and convey unto **Samuel M. Whitworth and wife, Hannah L. Ninness,** certain real estate described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Westboro Subdivision, Section Two, as of record in Plat Book 1424, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christine M. Whitworth and Roy C. DeSha, Jr, wife and husband, of record as Instrument No. 20190823-0085112, Register's Office for Davidson County, Tennessee.

This is improved property located at 548 Westboro Drive, Nashville, Tennessee. 37209

Property is subject to any and all easements and rights of way, recorded or unrecorded.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantees, their successor, heirs, and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the said is unencumbered.

We further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their successor, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 20th day of June, 2025.

Christine M. Whitworth

Roy C. DeSha, Jr.

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within-named Christine M. Whitworth and Roy C. DeSha, Jr., 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 Nashville, Tennessee, this 20 day of June, 2025.

TRENT DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/04/2027

Certificate of Authenticity

I, David M. Anthony, 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 correct copy of the original document executed and authenticated according to law on June 20, 2025.

David M. Anthony
Dated: June 20, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of June, 2025.

Notary Public

LEVA ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: