Karen Johnson Davidson County
Batch# 1301011 DEEDWARR
07/23/2025 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20250723-0058307

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-6479-KP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Shelia Shipley Biddy
Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2025.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Shelia Shipley Biddy<br>5113 Ravens Glen<br>Nashville, TN 37211 | Shelia Shipley Biddy<br>5113 Ravens Glen<br>Nashville, TN 37211 | 172 14 0B 137.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Sheila M. Whitlow and Kenneth C. Whitlow, wife and husband (individually and/or collectively, "Grantor"), transfer and convey unto Shelia Shipley Biddy, unmarried (individually and/or collectively, "Grantee"), 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. 137 on the Plan of CLUSTER LOT DEVELOPMENT, WINFIELD PARK, PHASE 1, SECTION 2, REVISION 2, A PLANNED UNIT DEVELOPMENT of record in Plat at Instrument No. 20010313-0024087, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sheila M. Whitlow and Kenneth C. Whitlow, by Warranty Deed from Douglas Sipes and wife, Mary Sipes, of record in Instrument No. 20230724-0056976, in the Register's Office of Davidson County, Tennessee, dated July 20, 2023, and recorded on July 24, 2023.

Being the same property conveyed to Douglas Sipes and wife, Mary Sipes, by Warranty Deed from Vicki A. Crockarell, Unmarried, of record in Instrument No. 20090601-0049898, in the Register's Office of Davidson County, Tennessee, dated May 28, 2009, and recorded on June 01, 2009.

This is improved property located at: **5113 Ravens Glen, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 22nd day of July, 2025.

GRANTOR:

Kenneth C. Whitlow

Sheila M. Whitlow

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth C. Whitlow and Sheila M. Whitlow, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of July, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 July 22nd, 2025 (date of document).

Affiant Signature

July 23 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

202507230058307