WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327730 DEEDWARR
09/29/2025 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250929-0077156

File No.: RES-25-1810B-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-03-29
(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Wells (NAME)	Bank of Tennessee (NAME)	105 11 0Z 002.00 CO
1810 B Allison Place Nashville, Tennessee 37203	301 E. Center Street Kingsport, TN 37660	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **MARCUS WHITNEY AND RACHEL WHITNEY, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **NATHAN WELLS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs 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 Unit B, Homes at Allison Place, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160628-0066069, in the Register's Office for Davidson County, Tennessee, to which reference to Exhibit "C" to the Declaration is hereby made for a more particular description of said property.

Being the same property conveyed to Marcus Whitney and Rachel Whitney, husband and wife, from William Smallman, by Warranty Deed dated March 22, 2018, recorded March 29, 2018, in Instrument No. 20180329-0029535, in the Register's Office of Davidson County, Tennessee.

Also recorded simultaneously herewith is a Power of Attorney executed by Marcus Whitney appointing Adam G. LaFevor as his Attorney-In-Fact as filed of record in Instrument Number 202509290077155, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1810B Allison Place, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (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 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 23rd day of September, 2025.

Marcus Whitney by Adam G. LaFevor, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2025, before me personally appeared Adam G. LaFevor, Attorney-In-Fact of Marcus Whitney and is known to be the person (or persons) described in and acknowledged that he as Attorney-In-Fact executed the foregoing instrument in behalf of Marcus Whitney and acknowledged he executed the same as Marcus Whitney's free act and deed.

Witness my hand, at office, this 23rd day of September, 2025.

DANA LOGGINS TENNESSEE NOTARY PUBLIC My Comm Exp. August 24, 2027 COUNTY OF BLOUNT

Notary Signature
My commission expires:

Rachel Whitney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2025, before me personally appeared Rachel Whitney, 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 23rd day of September, 2025.

DANA LOGGINS TENNESSEE NOTARY PUBLIC My Comm Exp. August 24, 2027 COUNTY OF BLOUNT

Notary Signature
My commission expires:

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

True Copy Certification

I, Yvette Meldrum, 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 September 23, 2025.

Signature
September 23, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 23, 2025

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY