Karen Johnson Davidson County
Batch# 1351447 DEEDWARR
11/26/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20251126-0094470

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052551

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES Oct 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Garrett Kenyon
Affiant

Subscribed and sworn to before me, this 21st day of November, 2025.

Kristian Booth
Notary Public
My Commission Expires: 11-8-28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Whipple and Donna Daout Whipple 16837 Eagle Bluff Court Chesterfield, MO 63005	New Owner	Tax Parcel ID No. 117 07 0M 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emilee Elise Larson, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Whipple and Donna Daout Whipple, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2081, as shown on the plan of FAIRSTED PARK CONDOMINIUMS, a Horizontal Property Regime, filed as Exhibit "C" to and established by the Master Deed of record in Instrument No. 20021121-0145225, and as amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 2 on the Plan of Resubdivision of WOMAN'S CLUB OF NASHVILLE of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set-forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Emilee Elise Larson, an unmarried woman, by Warranty Deed from Kevin Taratoot, a single person, of record in Instrument No. 20210420-0052694, in the Register's Office of Davidson County, Tennessee, dated April 15, 2021, and recorded on April 20, 2021. Joseph Edward London joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

The execution of this instrument is affected by the signature of Emilee Elise Larson as Attorney-in-Fact for Joseph Edward London, which Power of Attorney is recorded in Instrument No. 202511260094469, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOMAN'S CLUB OF NASHVILLE, as recorded in Plat Book 6200, Page 383.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FAIRSTED PARK CONDOMINIUMS of record in Instrument No. 20021121-0145225, as amended in Instrument No. 20030328-0041138; also subject to

easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 9619, Page 112.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3921, Page 507.

This is improved property located at 2081 Stokes Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of November, 2025.

Emilee Elise Larson
Emilee Elise Larson

Joseph Edward London by Emilee Elise Larson as Attorney-In-Fact
Joseph Edward London
By: Emilee Elise Larson as Attorney-in-Fact

STATE OF ~~TENNESSEE~~ Virginia
~~COUNTY~~ OF ~~DAVIDSON~~ Norfolk City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emilee Elise Larson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joseph Edward London and that she is authorized by Joseph Edward London to execute this instrument on their behalf.

Witness my hand, at office, this 21st day of November, 2025.

Julie Morrison Tingle
Notary Public
My Commission Expires: 11/30/28

Julie Morrison Tingle
Commonwealth of Virginia
Notary Public
Commission No. 7514728
My Commission Expires 11/30/2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 21.

Affiant Signature

25th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

