Karen Johnson Davidson County
Batch# 1376528 DEEDWARR
02/05/2026 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $9,472.00
20260205-0008136

WARRANTY DEED

(SEAL)

VICTORIA KING
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
MY COMMISSION EXPIRES 6/21/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES:

File #26-DW-4615-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vero Development, LLC	Same	
(NAME)	(NAME)	**132 14 0 019.00**
4605 Churchwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

BRADFORD T. WHITMORE AND MARY ANN WHITMORE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

VERO DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 97 on the Plan of OAK HILL VALLEY, of record in Plat Book 1835, Page(s) 15 and 16, 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 Bradford T. Whitmore and Mary Ann Whitmore, Husband and Wife, by Warranty Deed from Rootdev, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190410-0032550, in the Register's Office of Davidson County, Tennessee, dated April 08, 2019, and recorded on April 10, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* 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 OAK HILL VALLEY, as recorded in Plat Book 1835, Page(s) 15 & 16.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 931, Page 53; Book 1788, Page 186 and Book 1809, Page 539.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7043, Page 197.
* Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4615 Churchwood Drive, Nashville, TN 37220**.

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(S), 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 the 29 day of January, 2026.

Bradford T. Whitmore

Mary Ann Whitmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of January, 2026, before me personally appeared Bradford T. Whitmore, 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 29 day of January, 2026.

Angela Marie Stinson
Notary Signature
My commission expires: 10/02/2027

ANGELA MARIE STINSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/02/2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of January, 2026, before me personally appeared Mary Ann Whitmore, 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 29 day of January, 2026.

Angela Marie Stinson
Notary Signature
My commission expires: 10/02/2027

ANGELA MARIE STINSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/02/2027
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jared Hood, do hereby make oath that I am 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 01/29/2026.

01/30/2026
Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 30th day of January, 2026.

Notary Signature
My Commission Expires:

