WARRANTY DEED

Karen Johnson Davidson County
Batch# 1400094 DEEDWARR
04/01/2026 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $18,500.00
20260401-0025805



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Ventura	SAME	
(NAME) 115 Lynnwood Terrace	(NAME)	116-07-0-007.00
(ADDRESS) Nashville, TN 37205-2911	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLAY M. WHITSON AND JEANNETTE WHITSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON VENTURA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land lying in Davidson County, Tennessee and being more particularly described as follows: Being a part of the M.M. Gardner tract of land, known as "Lynwood", a plan of which is of record in Plan Book No. 2, Page 116, Chancery Court at Nashville and a part of the tracts marked "J.H. Carpenter and George W. Killebrew" on a plan of the Subdivision of a part of said tract called Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, Page 45, Register's Office for Davidson County, Tennessee, described according to a survey made July 20, 1926 by W.B. Southgate, Surveyor, as follows: Beginning on the westerly margin of Lynwood Terrace at the southeast corner of Stanlee Hampton's lot, running thence with the westerly margin of said Lynwood Terrace, South 7-1/2 degrees East 235 feet to Donna F. Killebrew's northeast corner; thence with Killebrew's north line, South 82-1/2 degrees West 290 feet; thence North 5-1/2 degrees West 184 feet to said Hampton's southwest corner; thence easterly with Hampton's south line, 286 feet, more or less, to the beginning.

Being the same property conveyed to Clay M. Whitson and Jeanette Whitson, husband and wife, by Warranty Deed from William T. Delay and wife, Katherine H. Delay of record in Instrument No. 20250904-0070696 Register's Office for Davidson County, Tennessee, dated September 3, 2025 and recorded on September 4, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2026-319

unimproved
This is improved x property, known as 115 Lynnwood Terrace, Nashville, TN 37205-2911
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 hand this 31st day of March, 2026

CLAY M. WHITSON

JEANNETTE WHITSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clay M. Whitson and Jeannette Whitson, the bargainor, 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 this 31st day of March, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public

CH2026-319

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 3/31, 2026.

Affiant
Date: March 31 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of March 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

