Karen Johnson
Batch # 1438676
06/26/2026 03:23:25 PM
Fees: $13.00 Taxes: $2,445.70
Davidson County
DEEDWARR
2 pgs
20260626-0058176

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ON-26-654

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Brittany Fuson and Linda Gaylord Fuson 654 Oakley Drive Nashville, TN 37220	FLAT BRANCH MORTGAGE 204 CORPORATE LAKE DR COLUMBIA, MO 65203	146 15 0 044.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carlos E. Whittaker, a married man,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Brittany Fuson, a single person, and Linda Gaylord Fuson, a single person, as tenants in common with the right of survivorship,** ("Grantees") all of my right, title and interest in and to that certain real property known as 654 Oakley Drive, Nashville, TN 37220, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 264, Haileywood Estates, Section 8-D, as shown on plat of record in Plat Book 3500, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carlos E. Whittaker, a married man, by Warranty Deed from Joy Allmond and Gregory Allmond, wife and husband, dated September 15, 2023, and recorded September 18, 2023, of record in Instrument No. 20230918-0072921, in the Register's Office for Davidson County, Tennessee.

The above referenced property has not nor has ever been the principal residence of the herein said Grantor.

This is improved property known as 654 Oakley Drive, Nashville, TN 37220.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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 singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he, the said, **Grantor**, hereunto set by hands and seals this 17th day of June, 2026.

Carlos E. Whittaker

STATE OF Georgia
COUNTY OF DeKalb

On this 17th day of June, 2026, before me personally appeared **Carlos E. Whittaker**, 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 17th day of June, 2026.

Notary Signature
My commission expires: 6/30/2028

EBONY FARRAR
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires 6\30\2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $661,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23 day of June, 2026.

Notary Public
My commission expires: 02-05-30

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY