Karen Johnson
Batch # 1449663
07/21/2026 09:21:34 AM
Fees: $18.00 Taxes: $8,491.50
Davidson County
DEEDWARR
3 pgs
20260721-0065707

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

Responsible Taxpayer and Property Owner:
Kirtley Whittington and Lanie Whittington,
Co-Trustees of the Whittington Joint
Revocable Trust
815 Wilson Blvd.
Nashville, TN 37215

Map/Parcel No. 116-04-0-166.00

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $2,295,000.00, 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
20 day of July, 2026.

Notary Public
My Commission Expires: 1/30/29

MATTHEW CROWNING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

THIS INDENTURE is made this the 20th day of July, 2026, by and between **Derek Laub and Michelle Laub, Husband and Wife** (hereinafter collectively the "Grantor"), and **Kirtley Whittington and Lanie Whittington, Co-Trustees of the Whittington Joint Revocable Trust, dated February 8, 2022.** (hereinafter collectively "Grantee").

WITNESSETH:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey unto said Grantee and the heirs, representatives, executors,

appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 3 of Block "L", on the plan of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said part of Lot No. 3 fronts 75 feet on the westerly side of Wilson Avenue and runs back between parallel lines 250 feet to an alley.
Being the same property conveyed to Derek Laub and Michelle Laub, husband and wife by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, dated 06/10/2015, of record in Instrument No. 20150612-0056075, Register's Office for Davidson County, Tennessee.

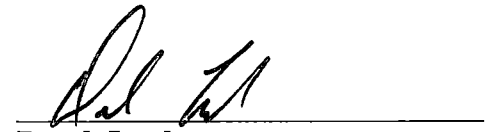
This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

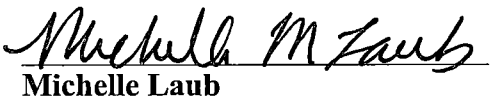
AND said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREOFR, the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

GRANTOR:



Derek Laub



Michelle Laub

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, **Derek Laub,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 20th day of July, 2026.

_____
Notary Public

My Commission Expires:_____

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-20-2027

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, **Michelle Laub,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this the 20th day of July, 2026.

_____
Notary Public

My Commission Expires:_____

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-20-2027