Karen Johnson Davidson County
Batch# 395622 DEEDWARR
05/05/2020 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20200505-0046611

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 08, 2023

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000.00.

Affiant

Subscribed and sworn to me on 04/30/20.

NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
2816 White Oak, LLC 2812A White Oak Dr. Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	117-07-0-005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tatiana V. Kifa-DuBois, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto 2816 White Oak, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Sharondale Heights, as of record in Book 1835, Page 109, Register's Office for Davidson County, Tennessee, to which reference if hereby made for a more complete and accurate legal description.

Beginning on the easterly margin of White Oak Drive at the corner of lots Nos. 17 and 18; thence with the line between said two lots eastwardly 204.2 feet; thence south 13 deg. 40' west 150.3 feet to the northerly margin of an unnamed street; thence with same westwardly 66.3 feet to the beginning of a curve; thence around said curve with a radius of 110 feet northwestwardly 171.3 feet to the easterly margin of said White Oak Drive; thence with same northwardly 35.2 feet to the beginning.

Being the same property conveyed to Edward A. DuBois and wife, Regina H. DuBois by Deed from Nick L. Morris and wife, Virginia Anderson Morris of record in Book 4510, page 261, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Edward A. DuBois and Regina A. DuBois, now single persons, as tenants in common interest with Regina A. DuBois, being owner of one-fourth (1/4) share and Edward A. DuBois, being owner of three fourth (3/4) interest by Quitclaim Deed from Edward A. DuBois and Regina A. DuBois, of record in Book 10541, page 356, in said Register's Office.

Further, being a portion of the same property conveyed to Edward A. DuBois, an individual, unmarried, by Quitclaim Deed from Regina A. DuBois of record in Instrument No. 20080807-0081648, in said Register's Office.

Being the same property conveyed to Edward A. DuBois and Tatiana V. Kifa-DuBois by Quitclaim Deed from Edward A. DuBois, of record in Instrument No. 20100928-0077307, Register's Office for Davidson County, Tennessee, dated September 28, 2010 and recorded September 28, 2010. The said Edward A. DuBois is now deceased, having since died on January 16, 2020, leaving Tatiana V. Kifa-DuBois as the sole owner as the surviving tenant by the entirety.

This is improved property known as 2816 White Oak Dr., Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 19th day of March, 2020.

Tatiana V. Kifa DuBois

Tatiana V. Kifa-DuBois

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/19/20, before me personally appeared Tatiana V. Kifa-DuBois, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 03/19/2020.

NOTARY PUBLIC

My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

BOBBIE COOPER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/3/22

Notary Public

JILL V. ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN. 03, 2022