This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7311

Karen Johnson Davidson County
Batch# 410045 DEEDWARR
06/04/2020 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200604-0057453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2020.

Notary Public
My Commission Expires: _____

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony Cherry 4134 West Hamilton Rd Nashville TN 37218	New owner	071-14-0-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sam A. White and Paulette G. White, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anthony Cherry, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 1 in Subdivision of W. G. Bush Tract, as of record in Book 421, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the easterly side of White's Creek Pike, and extends back between parallel lines 190 feet to an alley in the rear.

Being the same property conveyed to Sam A. White and wife, Paulette G. White, by deed from Judy Smithson Kanakrieh (a/k/a Judith Lynn Kanakrieh, a/k/a Judith L. Kanakrieh), an unmarried woman, having reserved for herself a life estate, of record in Instrument No. 20180709-0066060, Register's Office for Davidson County, Tennessee, dated July 5, 2018 and recorded on July 9, 2018.

The aforementioned Judy Smithson Kanakrieh (a/k/a Judith Lynn Kanakrieh, a/k/a Judith L. Kanakrieh) having since passed on January 7th, 2020, therefore extinguishing her life estate.

This is ☒ improved or ☐ unimproved property located at: **1309 Baptist World Center Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2020.

GRANTOR:

Sam A White

Sam A. White

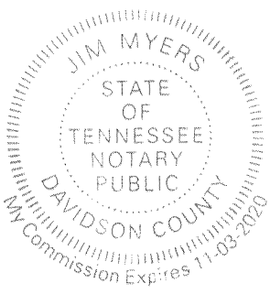
Paulette G. White

Paulette G. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sam A. White and Paulette G. White, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of May, 2020.



Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

