Karen Johnson Davidson County
Batch# 476291 DEEDWARR
09/15/2020 04:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20200915-0105450

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829554

Return To:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $370,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2020.

Notary Public
My Commission Expires: 12-22-22

ELIZABETH GROOMS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Gory Jr. 2600 Hillsboro Pike, #204 Nashville TN 37212	Same	Tax Parcel ID No. 117 03 0H 204.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith Casserri, Executor of the Estate of David White,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard T. Gory, Jr., and Tracy Gory, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Unit 204, on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562 and Instrument 20060919-0116052 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David White, a single man, by Warranty Deed from Steven J. Packer, Trustee of the Packer Family Revocable Trust, Dated June 16, 1988, of record in Instrument No. 20170821-0085601, in the Register's Office of Davidson County, Tennessee, dated August 18, 2017 and recorded on August 21, 2017.

David White having died on September 27, 2019 in Davidson County, Tennessee, probate filed in Case# 19P2044 in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee (Probate Division), filed for record on November 13, 2019, Keith Casseri, Executor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Enclave at Hillsboro Village Condominium of record in Instrument No. 20051005-0119789, as amended by instrument(s) of record in Instrument Nos. 20060210-0016562 and 20060919-0116052; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility

easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2600 Hillsboro Pike, #204 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of September, 2020.

Estate of David White

BY: Keith Casserri, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Casseri, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor for the Estate of David White, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 14th day of September, 2020.

Notary Public
My Commission Expires: _____

JONATHAN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

I, KEITH CASSERI, Executor of the ESTATE OF DAVID WHITE, pursuant to Article I, Item 4, of the Last Will and Testament of DAVID WHITE, have the authority to sell the real property of the Decedent as such Item brings the real property into the probate estate for probate purposes (T.C.A. 31-2-103).

Furthermore, Article VII, Item 3, gives the Executor the power to sell the assets of the estate. The proceeds of which shall be deposited into the ESTATE OF DAVID WHITE. During the administration of Decedent's estate his children, JAKOB BENJAMIN WHITE and JESSE WILLIAM WHITE, do not automatically receive any property of the estate. The Executor is authorized to make distributions, as set forth under the Last will and Testament of DAVID WHITE,once the administration of Decedent's estate has been finalized.

Date: 9/14/20

KEITH CASSERI, Executor

I, Kim Swanner, 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.

Kim Swanner

State of TENNESSEE
County of MAURY
Personally, appeared before me, Elizabeth Grooms, a notary public for this county and state, Kim Swanner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MY COMMISSION EXPIRES: 6/22/22
Notary's Seal

