BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 622109 DEEDWARR
04/26/2021 10:06:56 AM 3 pgs
Fees: $18.00 Taxes: $314.50

20210426-0054967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) TYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Potter Brothers Construction	Same	
(NAME)	(NAME)	
2321 Winford Avenue		091 05 0 224.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICK WHITE, JENITA CURT, KISHA WHALEY, ALFRED WHITE, JR., FORREST WHITE, AND CANDI ROMINES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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. 18 on the Plan of Section 2, Mosswood Heights, as of record in Book 4175, Page 155, Register's Office for said County.

Said Lot No. 18 fronts 51.0 feet along the Westerly margin of Nashua Lane and extends back between two parallel lines 125.0 feet Westerly to a dead line in the rear measuring 51.0 feet thereon.

Being the same property conveyed to Jean L. White, by Warranty Deed from William & Lee, Inc., of record in Book 4550, Page 754, in the Register's Office of Davidson County, Tennessee, dated November 03, 1971 and recorded on November 04, 1971. Jean Loraine White died testate on November 01, 2011. Patrick D. White was named as the Executor of the Estate of Jean Loraine White on June 14, 2012 by order of the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 12P-885.

Being the same property conveyed to Neva Jean Johnson, in an "Estate for Life" and all residual right, title and interest in the property to Neva Jean Johnson, Patrick D. White, Jenita White, Alfred White, Jr., Candi Romines and Forrest White, by Executor's Quitclaim Deed from Patrick D. White, as Executor of the Estate of the Estate of Jean Loraine White, of record in Instrument No. 20130410-0035466, in the Register's Office of Davidson County, Tennessee, recorded on April 10, 2013.

The said Neva Jean Johnson having since died on August 12, 2018, her estate being opened for Probate Administration in the Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 20P-911 and leaving Kisha Marie Whaley as the sole surviving heir at law pursuant to said probate administration.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This property was never the marital residence of the Grantors herein named.

unimproved
This is improved x property, known as 615 Nashua St., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 23rd day of April, 2021

Patrick White

PATRICK WHITE

Jenita Curt by Patrick White attorney in fact

JENITA CURT BY PATRICK WHITE, ATTORNEY IN FACT

Kisha Whaley by Patrick White attorney in fact

KISHA WHALEY BY PATRICK WHITE, ATTORNEY IN FACT

Alfred White Jr by Patrick White attorney in fact

ALFRED WHITE, JR. BY PATRICK WHITE, ATTORNEY IN FACT

Forrest White by Patrick White attorney in fact

FORREST WHITE BY PATRICK WHITE, ATTORNEY IN FACT

Candi Romines

CANDI ROMINES

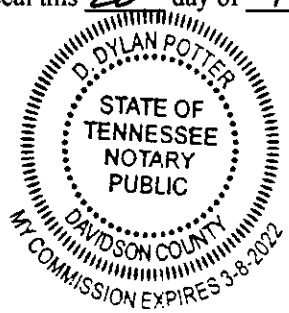
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney in Fact on behalf of Jenita Curt, Kisha Whaley, Alfred White, Jr., and Forrest White, and acknowledged that he executed the same as the free act and deed of the said Jenita Curt, Kisha Whaley, Alfred White, Jr., and Forrest White.

Witness my hand and official seal this 23rd day of April, 2021.

Commission expires:



Notary Public

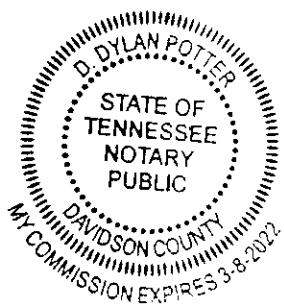
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick White, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2021.

Commission expires:



Notary Public

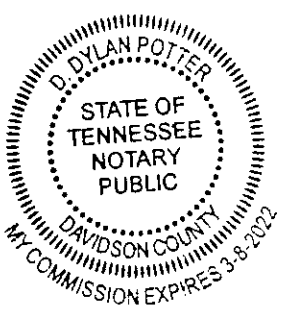
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candi Romines, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2021.

Commission expires:



Notary Public