Karen Johnson Davidson County
Batch# 632643 DEEDWARR
05/10/2021 02:01:30 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20210510-0062616

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MELORIE WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

04-NSH21-01735

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Music City Financial, LLC 828 Royal Pkwy #204 Nashville, TN 37214	owner at owners address	043-09-0-051.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debbie Michaelson, Co-Executrix of the Estate of William R. White, deceased and Martha Thomas, Co-Executrix of the Estate of William R. White, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Music City Financial, LLC**, hereinafter called the Grantees, 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 Nos 37 and 38, on the plan of Overlook Estates, Block A, as shown by plat of record in Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to William R. White and wife, Martha J. White by deed from George W. Royster, unmarried, dated August 20, 1996, recorded August 23, 1996, of record in Book 10166, Page 327, in the Register's Office for Davidson County, Tennessee. The said Martha J. White having since died on December 13, 2014 married to William Riley White. The said William Riley White having since died testate and a widower on November 16, 2020. The Last Will and Testament of William Riley White, also known as William R. White, is currently being probated in the Chancery Court of Sumner County, Tennessee, Case No. 83CH1-2020-PR-601. Letters of Testamentary appointed Debbie Michaelson and Martha Thomas, as Co-Executors of the Estate of William R. White, deceased.

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

This property is improved property known as: 252 Wiley Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of May, 2021

Deborah Michaelson, Co-Executor

Martha Thomas, Co-Executor

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah Michaelson, Co-Executor, and Martha Thomas, Co-Executor, of the Estate of William Riley White, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 6th day of May, 2021.

Notary Public at Large
My commission expires:03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY