WARRANTY DEED

Karen Johnson Davidson County
Batch# 708891 DEEDWARR
09/01/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210901-0118132

MJ-VRES-21-1247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-26-21 (AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel S. Schor Revocable Trust	**NEW OWNER**	
(NAME)	(NAME)	
1247 2nd Avenue South	same	**105-03-0-265.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON S. WHITE AND WIFE, VIRGINIA L. WHITE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL S. SCHOR, AS TRUSTEE FOR THE DANIEL S. SCHOR REVOCABLE TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southeasterly part of Lot No. 27 in John Nelson's Addition to Nashville, a plan of which is of record in Book No. 2, Page 182, in the Register's Office for said County.

Beginning on the Westerly margin of 2nd Avenue South, formerly Market Street, on the line between Lots Nos. 27 and 28; thence with said avenue Northerly 27 1/2 feet to what was formerly D. T. Reynolds S. E. corner; thence with his Southerly line Westerly 127 1/2 feet, more or less, to the Easterly margin of an alley; thence with said alley Southerly 27 1/2 feet to the line between said lots 27 & 28; thence with said alley Easterly 127 1/2 feet, more or less to the beginning.

Being the same property conveyed to Jason S. White and wife, Virginia L. White by Warranty deed from Ricky Hines, a/k/a James Ricky Hines of record in Instrument No. 20140922-0086721 Register's Office for Davidson County, Tennessee, dated September 18, 2014 and recorded on September 22, 2014. (Value of consideration shown in aforementioned deed $87,500.00.) Being also known as 1247 2nd Avenue South Nashville, Tennessee 37210.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 2, Page 182, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1247 2nd Avenue South, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF AUGUST, 2021.

Jason S. White

VIRGINIA L. WHITE BY
Virginia L. White by Jason S. White, Attorney-in-Fact
HER ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON S. WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VIRGINIA L. WHITE, and who acknowledged he/she/they executed the same as the free act and deed of the said VIRGINIA L. WHITE.

Witness my hand and official seal, this the 27th of August, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of August, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 27, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

