Karen Johnson Davidson County
Batch# 738994 DEEDWARR
10/19/2021 10:08:20 AM 2 pgs
Fees: $13.00 Taxes: $2,404.63
20211019-0140121

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $649,900.00. Affiant Subscribed and sworn to before me, this the 15th day of October, 2021. Notary Public My commission expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

[redacted]:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas Condon, IV	New Owner(s)	083 11 0G 001.00
2303 Brittany Drive		
Nashville TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **RICHARD SCOTT WHITE AND KRISTIE ANN WHITE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS CONDON, IV, AN UNMARRIED 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2303 of 2305 Brittany Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2305 Brittany Drive, a Horizontal Property Regime, of record in Instrument No. 20201022-0123184, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William G. Clark, by Warranty Deed from Clark Gower and wife, Leona Sanders Gower, of record in Book 5646, Page 217, in the Register's Office of Davidson County, Tennessee, dated September 3, 1980 and recorded on September 3, 1980.

Being the same property conveyed to Brett Gower Clark, by Quitclaim Deed from Richard Scott White, Executor of The Estate of William Gillespie Clark, deceased, of record in Instrument No. 20200805-0086896, in the Register's Office of Davidson County, Tennessee, dated August 5, 2020 and recorded on August 5, 2020. And the said William G. Clark having since died and by his will admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 20P-796, and of record at Instrument No. 20200527-0054697, Register's Office for Davidson County, Tennessee, appoints Richard Scott White, Executor of his estate.

Being a part of the same property conveyed to Richard Scott White and wife, Kristie Ann White, by Warranty Deed from Brett Gower Clark, of record in Instrument No. 20200805-0086897, in the Register's Office of Davidson County, Tennessee, dated August 5, 2020 and recorded on August 5, 2020. Also see Scrivener's Affidavit of recorded in Instrument No. 20201022-0123183, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2303 Brittany Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of October, 2021.

Richard Scott White

Kristie Ann White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard Scott White and Kristie Ann White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of October, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON