PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

Karen Johnson Davidson County
Batch# 742083 DEEDWARR
10/25/2021 08:17:55 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20211025-0142585

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

MJ-VRES-21-1712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00.

M Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2021.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

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)
Nicholas A. Deidiker and Mary C. Richardson	**NEW OWNER**	
(NAME)	(NAME)	**117-07-0-060.00**
1712 Stokes Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 VIRGINIA L. WHITE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS A. DEIDIKER AND MARY C. RICHARDSON, HUSBAND AND WIFE,** 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 Lot No. 16, Block A on the Plan of Final Plat of Walter Stokes Homeplace Subdivision No. 1 of record in Plat Book 974, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 of Block A fronts 100 feet on the Northerly margin of Stokes Lane and extends back between parallel lines 206 feet to a dead line in the rear.

Being the same property conveyed to Jason S. White and Virginia White, husband and wife by Warranty deed from Christopher B. Fowler and Katherine T. Fowler, husband and wife of record in Instrument No. 20160802-0079443 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 02, 2016. (Value of consideration shown in aforementioned deed $805,000.00.) Being also known as 1712 Stokes Lane Nashville, Tennessee 37215.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 974, Page 92, 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: **1712 Stokes Lane, Nashville, Tennessee 37215**.

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 13 DAY OF OCTOBER, 2021.

Jason S. White by Kate Nyquist, Attorney in Fact

Virginia L. White by Kate Nyquist, 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, KATE NYQUIST, 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 JASON S. WHITE AND VIRGINIA L. WHITE, and who acknowledged he/she/they executed the same as the free act and deed of the said JASON S. WHITE AND VIRGINIA L. WHITE.

Witness my hand and official seal, this the 13th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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