Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $860,000.00.

Affiant

File Number: 21100976

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

Karen Johnson Davidson County
Batch# 752832 **DEEDWARR**
11/10/2021 10:28:46 AM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20211110-0150125

Subscribed and sworn to before me, this 9th day of November, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number
Morgan Wedgworth and Jenna Wedgworth	New Owner	115 12 0 073.00
3710 Woodmont Lane		
Nashville, TN 37215		

For and in consideration of the sum of ten dollars & 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, **Mackey Oneal White and Jan Goodman White, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Morgan Davis Wedgworth III and Jenna Rogalski Wedgworth, husband and wife,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 of Block "D" on the Plan of Woodmont Lane Homesites, of record in Book 1130, Page 33, Register's Office for Davidson County, Tennessee. Said Lot No. 35 of Block "D" fronts 75 feet on the easterly margin of Woodmont Lane and extends back 178.9 feet on the northerly line and 171.7 feet on the southerly line to a broken line in the rear, measuring 91.5 feet thereon.

Being the same property conveyed to Mackey Oneal White and Jan Goodman White, husband and wife, by Warranty Deed from J. Richmond Miller and Nan C. Miller, husband and wife, of record in Book 11561, Page 278, Register's Office for Davidson County, dated June 29, 1999, and recorded on July 7, 1999.

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 3710 Woodmont Lane, Nashville, TN 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 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 9th day of November, 2021.

Mackey Oneal White

Jan Goodman White

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 Mackey Oneal White and Jan Goodman White with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 9th day of November, 2021.

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

Notary Public at Large
My Commission Expires: 9.16.25