Karen Johnson Davidson County
Batch# 767551 DEEDWARR
12/03/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20211203-0160908

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James M. & Deshaun R. Nunn 329 Witham Ct. Goodlettsville, TN 37072	**New Owner**	026030-007.00

THIS INDENTURE, made this 22nd day of November, 2021 between

Lindsay E. White, an unmarried woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

James M. Nunn and Deshaun R. Nunn, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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 No. 309 on the Plan of Windsor Green, Phase 2, Section 3, as shown by plat of record in Plat Book 6900, Page 845, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Lindsay E. White, an unmarried woman by Warranty Deed dated 5/30/2014 from Lenny W. Brown and wife, Cheri Stowe Brown of record in Instrument No. 20140603-0047714, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 329 Witham Ct., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and paid at closing and that Grantor will forever

warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Lindsay E. White by Tammy Mellons, Attorney in fact

Lindsay E. White by Tammy Mellons
Attorney in fact

Power of attorney of record in Instrument No. 202112030160907, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2021 before me personally appeared Tammy Mellons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Lindsay E. White, and who acknowledged that he/she executed the same as the free act and deed of Lindsay E. White.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 22nd day of November, 2021.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $317,000.00

Affiant

Sworn to and subscribed before me, this 22nd day of November, 2021.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

Certificate of Authenticity

I, Russell J. McCann, 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

11/22/21.

Date

Affiant Signature

November 22, 2021

State of TN
County of Williamson

Sworn to and subscribed before me this 22nd day of November, 2021

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)