WARRANTY DEED

Karen Johnson Davidson County
Batch# 777318 DEEDWARR
12/21/2021 11:48:37 AM 3 pgs
Fees: $18.00 Taxes: $3,624.89

20211221-0168456

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $979,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-15-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Pines Building Group, LLC	New Owner	
(NAME)	(NAME)	
2317 Cruzen St.,		146 10 0 005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTINE JARRATT SIMPSON, UNMARRIED AND ALBERT S. JARRATT, JR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 13 on the Plan of Fieldcrest Estates, of record in Book 2331, Page 124, Register's Office for said County.

Said Lot No. 13 fronts 185.1 feet on the North side of Brentview Drive and runs back between lines, 357.4 feet on the West line and 239.3 feet on the East line to a dead line in the rear which is a broken line, measuring 215.9 feet thereon.

Being the same property conveyed to Albert S. Jarratt, Sr. and wife, Eleanor F. Jarratt, by Warranty Deed from Patrick Swaney and Charles Robb Swaney, of record in Book 9040, Page 984, in the Register's Office of Davidson County, Tennessee, dated August 6, 1993 and recorded on August 9, 1993. Albert S. Jarratt, Sr. died on December 21, 2015, leaving Eleanor F. Jarratt as sole surviving Tenant by the Entirety. Eleanor F. Jarratt died testate on May 20, 2021. Her Last Will and Testatment is probated under Case No. 21P1148, in the Seventh Circuit Court for Davidson County, Tennessee and vest said real property in Christine Jarratt Simpson and Albert S. Jarratt, Jr.

This was never the marital residence for Albert S. Jarratt, Jr..

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 818 Brentview Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 16 day of December, 2021

CHRISTINE JARRATT SIMPSON

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine Jarratt Simpson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of December, 2021.

Commission expires: July 19 2025

Notary Public

CIOMARA GARCIA
Notary Public - Arizona
Maricopa County
Commission # 608784
My Comm. Expires Jul 19, 2025

Witness my hand this 16 day of DECEMBER, 2021

ALBERT S. JARRATT, JR.

STATE OF Minnesota
COUNTY OF Rice

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

Witness my hand and official seal this 16 day of December, 2021.

Commission expires:

Melissa Anne Hanna
Notary Public
Minnesota
My Commission Expires January 31, 2026

Melissa Hanna
Notary Public