WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2022.

Notary Public

COMMISSION EXPIRES: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 785558 **DEEDWARR**
01/05/2022 02:39:08 PM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20220105-0002264

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William D. Edwards, Trustee of the 9th Avenue Trust (NAME)	Same As New Owner (NAME)	116-09-0-005
PO Box 52206 (ADDRESS)	(ADDRESS)	
Knoxville, TN 37950 (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, I, **Donald Scott White, Trustee of White Family Revocable Living Trust Agreement dated December 17, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William D. Edwards, Trustee of the 9th Avenue Trust Agreement dated September 25, 2018,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 10 on the Plat of West Meade Village Tract, Section "A "of record in Book 1421, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Donald Lee White and Arlene H. White, Co-Trustees, White Family Revocable Living Trust Agreement dated December 17, 2012 by Warranty Deed from Donald Lee White and Arlene Hightower White, of record in Instrument No. 20121219-0117031, Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded December 19, 2019. Donald Lee White and Arlene H. White, resigned as Co-Trustees of the White Family Revocable Living Trust Agreement dated January 15, 2020, thereby appointing Donald Scott White as Trustee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is unimproved property, known as **6040 Jocelyn Hollow Road** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town)(State) **37205** (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, successors 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, successors 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 our hands this 5th day of January, 2022.

White Family Revocable Living Trust Agreement dated December 17, 2012

By: _____, Trustee
Donald Scott White, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Donald Scot White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee under that certain Trust Agreement dated December 17, 2012 for the benefit of White Family Revocable Living Trust Agreement, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 5th day of January, 2022.

_____
Notary Public

Commission Expires: 1.6.2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6 2025