Karen Johnson Davidson County
Batch# 871762 DEEDWARR
06/15/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20220615-0068322

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064

File No.: 202205-0031

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Range Construction, LLC	**New Owner**	12907003900
(NAME)	(NAME)	
6508 Melinda Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million And No/100 Dollars ($1,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES P. WHITE, JR. AND TINA MARIE WHITE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANGE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 43 on the Map of West Meade Farms, Inc., Section VI, as of record in Book 2331, Page 125, in the Register's Office for said County. Said Lot No. 43 fronts 151 feet on the NorthWesterly side of

Melinda Drive and runs back between lines 353.5 feet on the SouthWesterly line and 413.5 feet on the NorthEasterly line, which is a broken line, to a dead line in the rear on which it measures 48.1 feet.

Being the same property conveyed to James P. White, Jr., and Wife, Tina Marie White, by Warranty Deed from Sigmund Litoff and wife, Marilyn Litoff, of record in Instrument No. 20010330-0030783, in the Register's Office of Davidson County, Tennessee, dated March 16, 2001 and recorded on March 30, 2001.

unimproved ☐
This is improved ☒ property, known as 6508 Melinda Drive, Nashville, TN 37205
(House No.) (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 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 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 7th day of June, 2022.

James P. White, Jr.

Tina Marie White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of June, 2022, before me personally appeared James P. White, Jr. and Tina Marie White, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.7.22.

Affiant Signature

6.7.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of June, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON