Karen Johnson Davidson County
Batch# 897265 DEEDWARR
08/02/2022 09:20:30 AM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20220802-0087731

TENNESSEE
GENERAL WARRANTY DEED

TO BE RECORDED IN THE DAVIDSON COUNTY REGISTER'S OFFICE

AFTER RECORDATION, RETURN TO:

THIS INSTRUMENT WAS PREPARED BY:
THOMAS G. MCCROSKEY
P.O. Box 6
Walland, TN 37886
BPR #: 015569
(865) 441-8301
tmcclawfirm@gmail.com

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

Name and address of Grantee: Torne White and Sandy White,
2127 West Linden Avenue Nashville, TN 37212
Name and address of entity responsible for payment of realty taxes, if different from Grantee:
Torne White and Sandy White, 2127 West Linden Avenue Nashville, TN 37212

Affidavit of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $ 797,000.00

Sworn to and subscribed before me this
6 day of July 2022.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Seal

My Commission Expires 10/2/23

Notary Public

My commission expires: ____

THIS GENERAL WARRANTY DEED, made this 6 day of July, 2022, by and between BOYD T. RILEY, SEAN T. RILEY, AND CHRIS T. RILEY, (herein called "Grantor"), and TORNE WHITE and SANDY WHITE, husband and wife, (herein called "Grantee").

WITNESSETH:

THAT SAID Grantor for and in consideration of the sum of ten and no/100 ($10.00) dollars and for other good and valuable considerations in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, conveyed, and does hereby grant, bargain, sell, convey, with general warranty covenants, unto the said Grantee, the following described real property ("Demised Premises"), to-wit:

Demised Premises:

BEING Lot No. 2 on the map of J. Leroy Davis' resubdivision of Lots 72, 73, 74, 75, and 76 in the plan of Belair, as of record in Book 547, page 137, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines, 185 feet to an alley.

FOR REFERENCE TO TITLE see that Order Admitting Foreign Will to Probate Without Administration and for Muniment of Title Purposes Only of record at Instrument No. 20220606-0064836 in the Register's Office for Davidson County, Tennessee.

Tax Parcel Identification Number of Demised Premises: 104 15 0 324.00.

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

Each Grantor hereby affirms that the subject property is not his personal residence.

TOGETHER WITH all of the estate, right, title and interest of Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing and waiving all claims to homestead, redemption, year's support and all other marital rights or privileges therein. The Demised Premises is transferred to the said Grantee and the heirs, executors, administrators, representatives, successors and assigns of Grantee, forever.

And the said Grantor and Grantor's heirs, Executors and Administrators hereby covenants with Grantee, their heirs and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed, has full power and authority to convey the same, that said premises are free from all encumbrances, except as to stated hereinabove, and that the Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this Deed, or has caused this Deed to be executed by its duly authorized representative, the date first above written.

GRANTOR:

Boyd T. Riley III

Boyd T. Riley, III

Sean T. Riley

Sean T. Riley

Christopher T. Riley

Chris T. Riley

Shawn Douglas Cofield

REGISTRATION NUMBER
7891870
COMMISSION EXPIRES
February 29, 2024

STATE OF Virginia
Chester
COUNTY OF Chesterfield

Personally appeared before me, the undersigned authority, a duly commissioned **Notary Public** in and for the State and County aforesaid, Boyd T. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 5th day of July, 20 22.

My Commission Expires: 02/29/2024

Notary Public

Seal

General Warranty Deed 3 pages

Electronic Notary Public

Notarized online using audio-video communication

STATE OF Texas

COUNTY OF Collin

Akbar Ahmed

ID NUMBER
132491775
COMMISSION EXPIRES
May 22, 2024

Personally appeared before me, the undersigned authority, a duly commissioned **Notary Public** in and for the State and County aforesaid, Sean T. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 5th day of July, 20~~20~~22.

My Commission Expires: 05/22/2024

Notary Public

Notarized online using audio-video communication

Notary Public, State of Texas

Seal

Shawn Douglas Cofield

REGISTRATION NUMBER
7891870
COMMISSION EXPIRES
February 29, 2024

STATE OF Virginia
Chester
COUNTY OF Chesterfield

Personally appeared before me, the undersigned authority, a duly commissioned **Notary Public** in and for the State and County aforesaid, Chris T. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 5th day of July, 20 22.

My Commission Expires: 02/29/2024

Notary Public

Seal

General Warranty Deed 3 pages

Electronic Notary Public

Notarized online using audio-video communication

EXHIBIT "A"
Property Description

PROPERTY DESCRIPTION:

Being lot No. 2 on the map of J. Leroy Davis' resubdivision of lots 72,73,74,75 and 76 in the plan of Belair, as of record in book 547, page 137, of the Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines, 185 feet to an alley.

THE FOLLOWING INFORMATION IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND NO TITLE INSURANCE COVERAGE WILL BE PROVIDED CONCERNING THE SAME: Being the same property conveyed to Boyd T. Riley, Jr., by deed dated 12/11/1996, and recorded 01/06/1997, from Boyd T. Riley, Jr., Executor, in accordance with the provisions of the will of Clura Dell Riley, deceased, of record in Book 10311, Page 335, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Boyd T. Riley III, Sean T. Riley and Chris T. Riley, equally as tenants in common, by Last Will & Testament of Boyd T. Riley, Jr., deceased, dated 02/11/1998, and recorded on 05/24/2022 in Instrument No. 202206060064837, in the Register's Office of Davidson County, Tennessee.

Parcel #: 104-15-0-324
Property More Commonly Known As:
127 West Linden Avenue
Nashville, Tennessee 37212
Davidson County

Tennessee Certification of Electronic Document

I, Lydia Brooks, 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 July 6th 2022 (date of document).

Affiant Signature

8/2/22
Date

State of OH

County of Butler

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

NOTARY PUBLIC STATE OF OHIO

RAVEN HENSLEY
Notary Public, State of Ohio
My Commission Expires
May 13, 2027