Name and Address of New Owner:
ANG Homes, Inc
100 Citation Circle
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 905508 DEEDWARR
08/19/2022 11:45:30 AM 11 pgs
Fees: $58.00 Taxes: $444.00
20220819-0094012

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Oak Lane Title, LLC
130 Wilson Pike Circle
Brentwood, TN 37027

Map & Parcel No: 043-01-0-315.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Danny Warren, Jackie White, Yolanda Hale a/k/a Yolanda White Hale, Bradford Lee White a/k/a Brad White a/k/a Bradford Lawrence White, Susan Warren a/k/a Susan Eaton, Shannon Angela Berkeley a/k/a Shannon Bailey a/k/a Shannon Warren, Richard Warren, Christina Warren, James Warren, Jr. a/k/a James Wayne Warren a/k/a Wayne Warren, Lisa Chandler, Wendellyn Fox, Jacob Ryan Essary, Cassey Essary, Rebeca Hogeboon, Sherry Essary a/k/a/ Sherry Huffman a/k/a Sherrie Huffman, Stephen Essary a/k/a Steve Essary, Ralph Beckham, Leanne Ludy a/k/a Jimmie Leann Ludy, Dana Clark a/k/a Dana Newland a/k/a Dana Ray Clark, and Jay Clark a/k/a James Clark, Heirs of Jimmie Ruth White, deceased**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ANG Homes, Inc, a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Preliminary and Final Plat for Stinson Estates, of record in Plat at Instrument No. 20020501-0053635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jimmie Ruth White by Warranty Deed from Universal Builders, LLC, of record in Instrument No. 20031205-0175403, Register's Office for Davidson County, Tennessee, dated December 04, 2003 and recorded on December 05, 2003. (Value of consideration shown in aforementioned deed $105,000.00.)

Said Jimmie Ruth White died intestate, having died on or about January 16, 2010. See Affidavit of Heirship recorded on August 17, 2022 in Instrument No. 20220817-0093339 and Instrument No. 20220817-0093338, Register's Office for Davidson County, Tennessee. Per the aforementioned Affidavits of Heirship, Jimmie Ruth White was survived by Danny Warren, Jackie White, Yolanda Hale, Bradford Lee White, Charles Warren a/k/a Chuck Warren, Jerry Warren, Wayne Warren, Bennie Sue Beckham a/k/a Bennie Warren Beckham, Denita Clark, and John Rodney White.

Charles Warren a/k/a Chuck Warren is now deceased. See Affidavits of Heirship recorded in Instrument No. 20220817-0093335 and Instrument No. 20220817-0093334, Register's Office for Davidson County, Tennessee. Per the

aforementioned Affidavits, Charles Warren's surviving issue are Shannon Warren a/k/a Shannon Angela Berkeley a/k/a Shannon Bailey, and Susan Warren a/k/a Susan Eaton.

Jerry Warren is now deceased, having died on or about March 23, 2005. See Affidavits of Heirship of record in Instrument No. 20220817-0093333 and Instrument No. 20220817-0093332, Register's Office for Davidson County, Tennessee. Per the aforementioned Affidavits, Jerry Warren surviving issue are Richard Warren and Christina Warren.

Wayne Warren is now deceased, having died on or about January 5, 2022. See Affidavits of Heirship of record in Instrument No. 20220817-0093325 and Instrument No. 20220817-0093324, Register's Office for Davidson County, Tennessee. Per the aforementioned Affidavits, Wayne Warren's suriving children are James Wayne Warren, Lisa Chandler and Wendellyn Fox.

Bennie Sue Beckham a/k/a Bennie Warren Beckham is now deceased, having died on or about December 22, 2009. See Affidavits of Heirship of record in Instrument No. 20220817-0093331 and Instrument No. 20220817-0093330, Register's Office for Davidson County, Tennessee. Per the aforementioned Affidavits, Bennie Sue Becham was survived by the following issue: Stephen Essary a/k/a Steve Essary, Sherry Essary a/k/a Sherry Huffman, Ralph Beckham Jr., and Mitchell Essary. Mitchell Essary is now deceased, having died on or about January 11, 2022. See Affidavits of Heirhship of record in Instrument No. 20220817-0093327 and Instrument No. 20220817-0093326 Register's Office for Davidson County, Tennessee. Per the aforementioned Affidavits, Mitchell Essary's surviving issue are Jacob Ryan Essary, Cassey Essary and Rebeca Hogeboon.

Denita Clark is now deceased, having died on or about April 10, 2015. See Affidavits of Heirship of record in Instrument No. 20220817-0093329 and Instrument No. 20220817-0093328, Register's Office for Davidson County, Tennessee. Per the aforementioned Affidavits, Denita Clark's surviving issue are James Clark, Leanne Ludy a/k/a Jimmie Leann Ludy and Dana Clark a/k/a Dana Newland a/k/a Dana Ray Clark.

John Rodney White is now deceased, having died on or about November 17, 2008. See Affidavits of Heirship of record in Instrument No. 20220817-0093337 and Instrument No. 20220817-0093336, Register's Office for Davidson County, Tennessee. Per the aforementioned Affidavits of Heirship, John Rodney White had no surviving issue.

This property is not now, nor has it ever been, the primary residence of the grantors herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of August, 2022.

Heirs of the Estate of Jimmie Ruth White

By: Bradford Lee White (SEAL)
Bradford Lee White

By: Susan Warren by Bradford Lee White His/Her Attorney In-Fact (SEAL)
Susan Warren, by Bradford Lee White, his/her Attorney-In-Fact

By: Shannon Angela Berkeley by Bradford Lee White His/Her Attorney In-Fact (SEAL)
Shannon Angela Berkeley, by Bradford Lee White, his/her Attorney-In-Fact

By: Stephen Essary by Bradford Lee White His/Her Attorney In-Fact (SEAL)
Stephen Essary, by Bradford Lee White, his/her Attorney-In-Fact

By: Sherry Essary by Bradford Lee White His/Her Attorney In-Fact (SEAL)
Sherry Essary, by Bradford Lee White, his/her Attorney-In-Fact

By: James Warren Jr. by Bradford Lee White His/Her Attorney In-Fact (SEAL)
James Warren, Jr. by Bradford Lee White, his/her Attorney-In-Fact

By: Danny Warren by Bradford Lee White His Attorney In-Fact (SEAL)
Danny Warren, by Bradford Lee White, his/her Attorney-In-Fact

By: Leanne Ludy by Bradford Lee White His Attorney In-Fact (SEAL)
Leanne Ludy, by Bradford Lee White, his/her Attorney-In-Fact

By: Dana Clark by Bradford Lee White His Attorney In-Fact (SEAL)
Dana Clark, by Bradford Lee White, his/her Attorney-In-Fact

By: Jay Clark by Bradford Lee White (SEAL)
Jay Clark, by Bradford Lee White, his/her Attorney-In-Fact

By: JACKIE WHITE BY DANNY (SEAL)
Jackie White, by Danny T. Warren, her Conservator
WARREN HER CONSERVATOR

By: _____ (SEAL)
Yolanda Hale, by Bradford Lee White, his/her Attorney-In-Fact

By: _____ (SEAL)
Richard Warren, by Bradford Lee White, his/her Attorney-In-Fact

By: _____ (SEAL)
Christina Warren, by Bradford Lee White, his/her Attorney-In-Fact

By: _____ (SEAL)
Lisa Chandler, by Bradford Lee White, his/her Attorney-In-Fact

By: _____ (SEAL)
Wendellyn Fox, by Bradford Lee White, his/her Attorney-In-Fact

By: _____ (SEAL)
Jacob Ryan Essary, by Bradford Lee White, his/her Attorney-In-Fact

By _____ (SEAL)
Cassey Essary, by Bradford Lee White, his/her Attorney-In-Fact

By: _____ (SEAL)
Rebeca Hogeboon, by Bradford Lee White, his/her Attorney-In-Fact

By _____ (SEAL)
Ralph Beckham, by Bradford Lee White, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Bradford Lee White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Susan Warren,** and acknowledged that he executed the same as the free act and deed of the said **Susan Warren.**

Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Shannon Angela Berkeley** and acknowledged that he executed the same as the free act and deed of the said **Shannon Angela Berkeley.**

Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

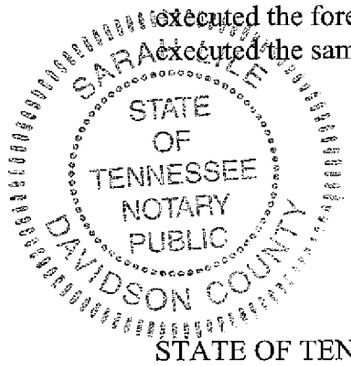
On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Stephen Essary** and acknowledged that he executed the same as the free act and deed of the said **Stephen Essary**

Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Sherry Essary** and acknowledged that he executed the same as the free act and deed of the said **Sherry Essary**

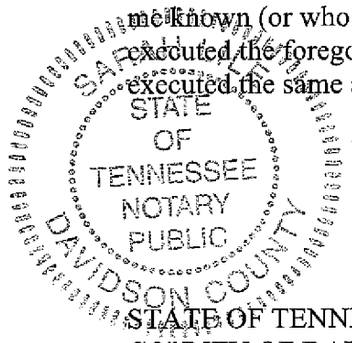


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **James Warren Jr.** and acknowledged that he executed the same as the free act and deed of the said **James Warren Jr.**

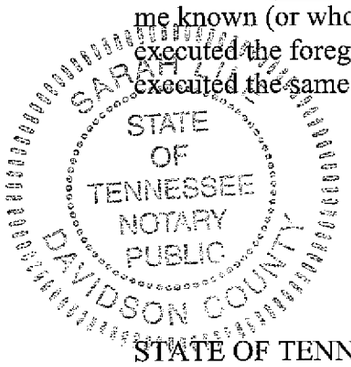


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Danny Warren** and acknowledged that he executed the same as the free act and deed of the said **Danny Warren.**

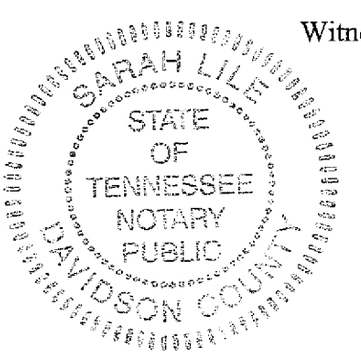


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Leanne Ludy** and acknowledged that he executed the same as the free act and deed of the said **Leanne Ludy.**

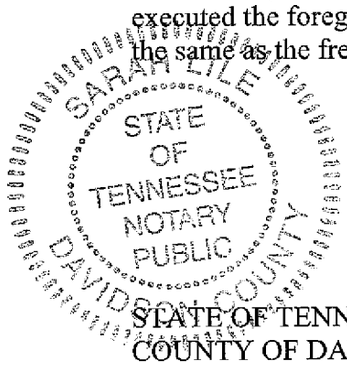


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Dana Clark** and acknowledged that he executed the same as the free act and deed of the said **Dana Clark.**

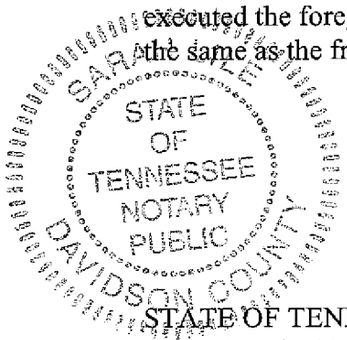


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jay Clark** and acknowledged that he executed the same as the free act and deed of the said **Jay Clark.**

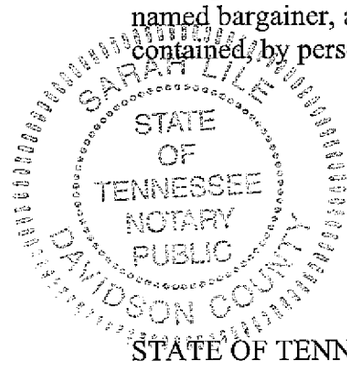


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Danny T. White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Conservator for **Jackie White**, the within named bargainer, and that as such Conservator, executed the forgoing instrument for the purpose contained, by personally signing on behalf of **Jackie White** as Conservator.

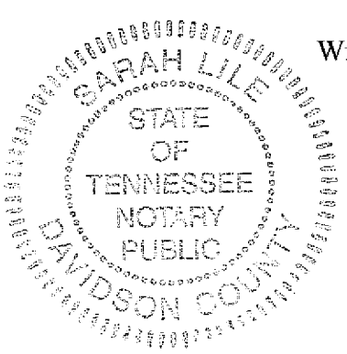


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Yolanda Hale** and acknowledged that he executed the same as the free act and deed of the said **Yolanda Hale.**

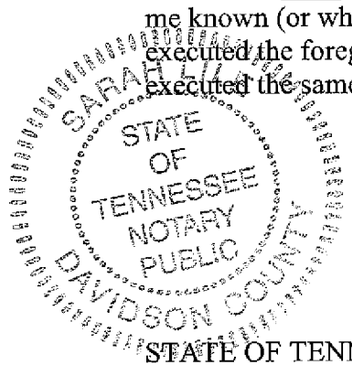


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Richard Warren** and acknowledged that he executed the same as the free act and deed of the said **Richard Warren.**

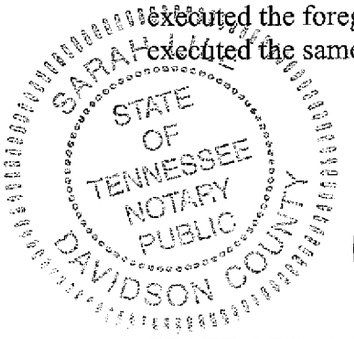


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Christina Warren** and acknowledged that he executed the same as the free act and deed of the said **Christina Warren.**

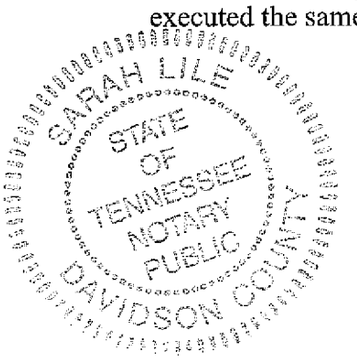


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lisa Chandler** and acknowledged that he executed the same as the free act and deed of the said **Lisa Chandler.**

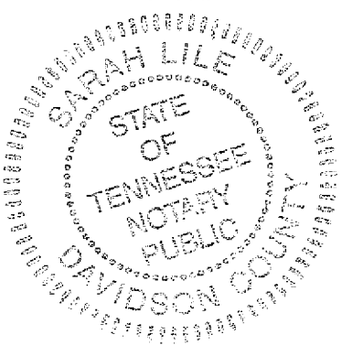


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Wendellyn Fox** and acknowledged that he executed the same as the free act and deed of the said **Wendellyn Fox.**

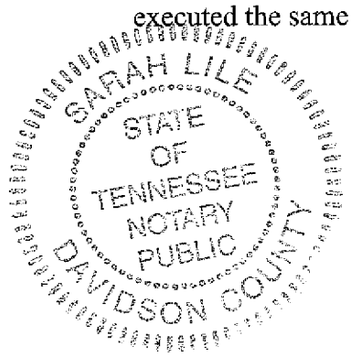


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jacob Ryan Essary** and acknowledged that he executed the same as the free act and deed of the said **Jacob Ryan Essary.**

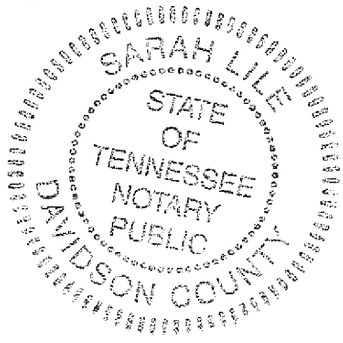


Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Cassey Essary,** and acknowledged that he executed the same as the free act and deed of the said **Cassey Essary.**



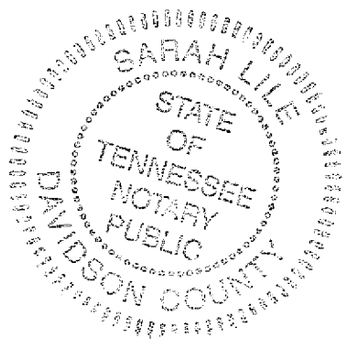
Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Rebeca Hogeboon** and acknowledged that he executed the same as the free act and deed of the said **Rebeca Hogeboon.**

Witness my hand and seal this 15th day of August, 2022.



Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared **Bradford L. White** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ralph Beckham** and acknowledged that he executed the same as the free act and deed of the said **Ralph Becham.**



Witness my hand and seal this 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

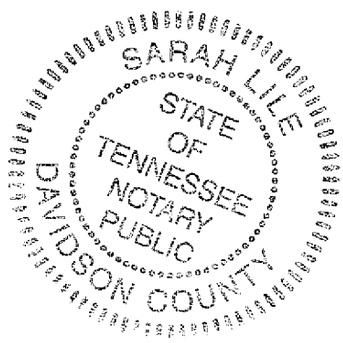
STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bradford L White
(Affiant)

Sworn to and subscribed before me this
~~16th~~ 15th day of August, 2022.

Notary Public
My commission expires: 5-5-2025



File No. OLT-22-52

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 8-15-22.

Affiant Signature

8-15-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of August, 2022.

Notary Signature

My Commission Expires: 11/8/22

