WARRANTY DEED

Karen Johnson Davidson County
Batch# 911984 DEEDWARR
09/02/2022 11:06:26 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20220902-0099241

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$505,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lee White **Elizabeth White**	Lee White Elizabeth White	**Map 084-11-0 Parcel 100.00**
4002 Lealand Lane	**4002 Lealand Lane**	
Nashville, TN 37204	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hunter Alexander and Jannah Alexander, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee White and Elizabeth White, husband and wife

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. 118 on the Plan of A Subdivision of C.R. Quarles Lands Maplecrest, of record in Plat Book 1835, Page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hunter Alexander and Jannah Alexander, husband and wife, by Warranty Deed dated May 31, 2019 from Carolyn Wood, of record in instrument No. 20190603-0052187, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 1835, Page 27, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Subject to a railroad which lies behind said property. 3) Charter of Maplecrest Neighborhood Association of record in Instrument No. 20180518-0047709, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.

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 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/our hand(s) this **30th** day of **August, 2022.**

Hunter Alexander

Jannah Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Hunter Alexander and Jannah Alexander,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2022.**

Notary Public

My Commission Expires: 10/23/2023

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY