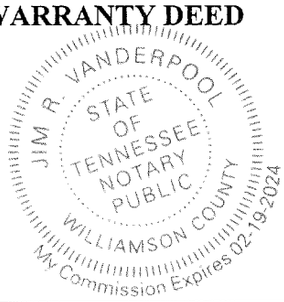
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/24

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2762LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lea Darlene White and Johnny R. White JR.	same as new owner	028 00 0 108.00.
6068 Marrowbone Lake Road		
Joelton, TN 37080		028 00 0 108.00.

FOR AND IN 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, WE, **TREVOR S. BASKIN ADMINISTRATOR OF THE ESTATE OF FRANCIS A. DULCICH, JR** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARLENE A. WHITE (AKA LEA DARLENE WHITE), A MARRIED WOMAN AND JOHNNY R. WHITE JR.** 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 Tract No. 7 on the Plan of the Paul L. Hicks property, and shown on a survey by Harold H. Cole, dated May 02, 1972, described as follows:

Beginning at a point in the Easterly margin of Little Marrowbone Lake Road, said point being a corner to Oliver J. Waller, Jr., et al; thence, with the margin of said road, N. 34 deg. 35 min. West 200.0 feet; North 43 deg. 31 min. West 59 feet to a point in the margin of said road, a corner to E.G. Bracy; thence, with the line of said E.G. Bracy, South 89 deg. 30 min. East 1,828.50 feet to a point in the line of the Lee Krantz property, said property being of record in Book 0476, Page 128, in the Register's Office of Davidson County, Tennessee: thence, with the line of said Lee Krantz property, South 2 deg. West 200 feet to a corner with the said Oliver J. Waller, Jr., et al; thence, with the line of said Oliver J. Waller, Jr., et al, North 89 deg. 45 min. West 1,663.00 feet to the beginning.

Being the same property conveyed to Francis Anthony Dulcich, Jr*.,, an unmarried man, by Warranty Deed from Betty J. Felts, a married woman, Maryland L. Canfield, a married woman, Comer E. Pulley, Jr., a married man, Barbara Ann Gossett, a married woman, David Joe Pulley, a married man, Joyce June Callis, a married woman, and Timothy Alan Pulley, Sr., a married man, of record in Instrument No. 20040624-0075235, in the Register's Office of Davidson County, Tennessee, dated June 22, 2004 and recorded on June 24, 2004.

*Francis Anthony Dulcich, Jr., died on 10/19/2021. The estate was probated in the Probate Court for Davidson County, TN at Nashville - Case No. 22P578 (In Re: Francis Anthony Dulcich, Jr.,) . Further in an Agreed Order Approving Sale of Real Estate signed by Judge Amanda McClendon on 08/18/2022; Trevor S. Baskin, as administrator of the estate, was authorized on behalf of the estate and by the court to enter any and all agreements, contracts, deeds, and other documents necessary to complete the sale and transfer of the above described property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Title to that portion of the land lying below the ordinary low water mark of creek. Easement for the flow of the waters of creek, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of the creek, free from diminution or pollution. No coverage is provided as to the amount of acreage or square footage of the land. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

This is Improved property known as 6068 Marrowbone Lake Road, Joelton, TN 37080

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 in 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.

Karen Johnson Davidson County
Batch# 915728 DEEDWARR
09/12/2022 03:17:30 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20220912-0101922

Witness my hand on the 12th day of September, 2022.

The Estate of Francis A. Dulcich, Jr

Trevor S. Baskin, Administrator

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TREVOR S. BASKIN ADMINISTRATOR OF THE ESTATE OF FRANCIS A. DULCICH, JR, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he , authorized do so pursuant to Agreed Order Approving Sale of Real Estate (Case No. 22P578) , executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of September, 2022.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 September 12, 2022.

Lisa Allard, Affiant September 12, 2022

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this September 12, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024