Karen Johnson Davidson County
Batch# 924800 DEEDWARR
10/03/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20221003-0109060

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MAY 18, 2024

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Center Court Properties, a Tennessee general partnership	OWNER	080-08-0 081.00
(NAME)	(NAME)	
505 Lake Valley Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jo Ann White, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Center Court Properties, a Tennessee general partnership,** 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. 271 on the Plan of Bordeaux Gardens, Section I of record in Plat Book 3300, Page 91, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 271 fronts 55 feet on the westerly margin of Panorama Drive and runs back between lines 122.22 feet on the northerly line and 120.73 feet on the southerly line to a dead line in the rear, measuring 57.81 feet thereon.

Being the same property conveyed to William A. White and wife, Jo Ann White by deed of record in Book 5541, Page 715, Register's Office for Davidson County, Tennessee.

The said William A. White having since died.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3223 Panorama Drive, Nashville, TN 37218
(House Number) (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 heirs 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 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 hands this 30th day of September, 2022.

Jo Ann White

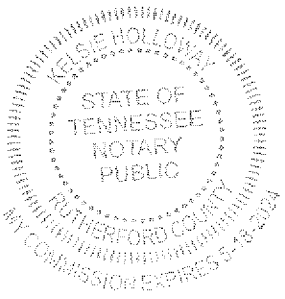
State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jo Ann White the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2022.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

File No.: 22693



I, Kelsie Holloway 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 9/30/2022 (date of document).

Kelsie Holloway

Affiant Signature

10/3/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3 day of October, 2022

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY