Karen Johnson Davidson County
Batch# 931142 DEEDWARR
10/18/2022 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20221018-0113763

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Clarence C. White, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clarence C. White, Jr and Priscilla W. White, husband and wife 274 Bonnasprings Drive Hermitage, TN 37076	Bell Bank 5500 Wayzata Blvd, Ste 300 Minneapolis, MN 55416	075-09-0-185

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jennette Lynn Shouse, individually and as Personal Representative, and Donna Jo Fletcher and Paulette W. Mitchell**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Clarence C. White, Jr and Priscilla W. White, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1138 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, Page 97, Registers' Office for Davidson County, Tennessee to which plat reference is made for a more accurate description of said Property

Being the same property conveyed to Robert G. Adams and wife Lola G. Adams by Warranty Deed from Murrall E. Mathis and wife, Margaret H. Mathis dated 05/21/1968 and recorded in Book 4237, Page 182, Register's Office for Davidson County, Tennessee

The said Robert G. Adams died leaving Lola G. Adams the sole surviving tenant by the entirety.

Being the same property conveyed to Ola G. Powers, Joe D. Powers and Lola G. Adams, joint tenants with right of survivorship by Quit Claim Deed from Lola G. Adams dated 02/21/2007 and recorded in Instrument No. 200702220021775, Register's Office for Davidson County, Tennessee

The said Joe D. Powers died on 10/28/2008 leaving the said Ola G. Powers and Lola G. Adams the sole surviving tenants by survivorship.

The said Ola G. Powers died on 02/24/2021 leaving the said Lola G. Adams the sole surviving tenant by survivorship

The said Lola G. Adams died testate on 12/30/2021, leaving the said Donna Jo Fletcher, Paulette W. Mitchell, and Jeannette Lynn Shouse, as beneficiaries of the Estate. Jeannette Lynn Shouse is named Personal Representative as evidenced in File No. 22P825, Probate Court Clerk's Office for Davidson County, Tennessee .

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 274 Bonnasprings Drive, Hermitage, TN 37076

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 hand(s) this the 18th day of October, 2022.

Donna Jo Fletcher

Paulette W. Mitchell

Jeannette Lynn Shouse

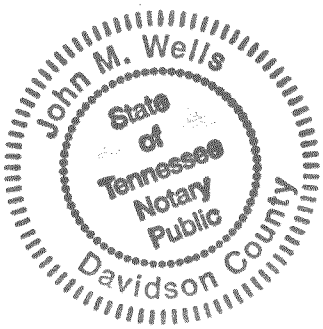
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donna Jo Fletcher and Paulette W. Mitchell and Jeannette Lynn Shouse with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 18th of October, 2022.

Notary Public

My Commission Expires: 3/7/2023
(SEAL)



Jeannette Lynn Shouse
Personal Representative

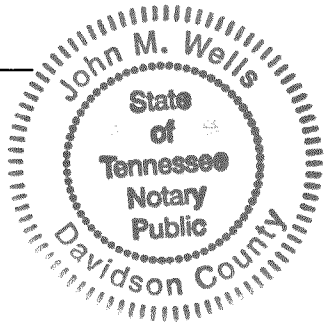
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeannette Lynn Shouse, as Personal Representative with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that they executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 18th of October, 2022.

Notary Public

My Commission Expires: 3/7/2023
(SEAL)



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 18, 2022.

Tori Cole

Affiant Signature

Date: 10/18/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 18, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

