Karen Johnson Davidson County
Batch# 962451 DEEDWARR
01/19/2023 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230119-0004435

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2023.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Brandon Adams, Trustee of The 2730 Dracut Ln Trust** | **New Owner** | **173090A66800CO** |
| **PO BOX 695** | **PO BOX 695** | |
| **Madison, TN 37116** | **Madison, TN 37116** | |

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 ACKNOWLEDGE, WE,

**Melissa A White, married**

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

**Brandon Adams, Trustee of The 2730 Dracut Ln Trust**

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. 713, on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Melissa A White, previously known as Melissa A Richard, by Quitclaim Deed from Melissa A Richard, now known as Melissa A White, dated October 20, 2022, of record in Instrument No. 20221020-0114444, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that the within described property is neither the Grantor's principal residence nor the principal residence of her spouse or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Stormwater Detention Agreement of record in Instrument No. 20051213- 0149579, said Register's Office.

Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office.

Master Deed Amendment of record in Instrument No. 20080326-0030449, said Register's Office.

Restrictions of record in Instrument No. 20220228-0022407, said Register's Office.

Restrictions of record in Instrument No. 20220228-0022407, said Register's Office.

Easements of record in Instrument No. 20130605-0057294, Instrument No. 20150817-0082475, Instrument No. 20150817-0082476, Instrument No. 20130916-0097049, Instrument No. 20180822-0083203, Instrument No. 20180822-0083204, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2730 Dracut Ln, Nashville, TN 37211.

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 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.

Melissa A White Date: 1/19/23

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand, at office, this 19th day of January 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

# Certificate of Authenticity

I, Mark B Leedom, 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 01/19/23.

Date 1/19/23

Affiant Signature

1/19/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 19th day of January, 2023.

Jennifer Russell
Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

