This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20314-TC

Karen Johnson Davidson County
Batch# 971021 DEEDWARR
02/15/2023 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230215-0010991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2023.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
White Horse Property Holdings LLC PO Box 306 Toledo, IL 62468	New owner	031 00 0 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Diana Finley, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **White Horse Property Holdings LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 17, 2005, and known as Job No. 050076, as follows:

Beginning at an existing iron pin on the Easterly margin of Lickton Pike, said point of beginning being the Northwest corner of this tract and also being 109.20 feet Southerly from the Southwest corner of the Thomas Champion property of record in Book 8563, Page 383, Register's Office of Davidson County, Tennessee; thence leaving the margin of the said Pike, South 85 deg. 37 min. 01 sec. East 213.94 feet to an iron pin set; thence North 83 deg. 35 min. 22 sec. East 1015.22 feet to an iron pin set on the margin of Interstate Highway 24 (1-24); thence with the margin of I-24 and a curve to the left having a radius of 3024.78 feet and a long chord of 423.74 feet, said chord having a bearing of South 33 deg. 18 min. 36 sec. East a distance along the curve of 424.09 feet to an iron pin; thence leaving the said I-24, North 85 deg. 37 min. 01 sec. West 1463.35 feet to an iron pin set on the Easterly margin of the said Lickton Pike; thence with the margin of said Pike and a curve to the left having a radius of 374.99 feet and a long chord of 79.04 feet, said chord having a bearing of North 04 deg. 24 min. 18 sec. East a distance along the curve of 79.18 feet to an iron pin set; thence North 01 deg. 38 min. 02 sec. West 66.51 feet to the point of beginning, containing 7.14 acres, more or less. Property being conveyed together with the benefit of a joint use ingress/egress easement as shown on the said survey.

Being the same property conveyed to Gerald Finley and wife, Diana Finley, by Warranty Deed from Samuel P. Kershaw, of record in Instrument No. 20050818-0098757, in the Register's Office of Davidson County, Tennessee, dated August 12, 2005 and recorded on August 18, 2005.

Gerald Finley having since died on April 25, 2020, in Davidson County, Tennessee leaving Diana Sue Finley as the surviving tenant by the entirety.

This is improved property located at: **4775 Lickton Pike, Whites Creek, TN 37189.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2023.

GRANTOR:

Diana Finley

STATE OF Florida
COUNTY OF Lee

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diana Finley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of February, 2023.

Physical Presence
Produced DL

Notary Public Amy McPhee
My Commission expires: 11/23/24

AMY MCPHEE
Notary Public - State of Florida
Commission # HH 066380
My Comm. Expires Nov 23, 2024
Bonded through National Notary Assn.

202302150010991

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 February 9, 2023.

Tori Cole

Affiant Signature

Date: 2/15/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this February 15, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

