Karen Johnson Davidson County
Batch# 971376 DEEDWARR
02/16/2023 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $166.50
20230216-0011139

Warranty Deed

FELICIA KIELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $45,000.00. Lauren Coats Affiant Subscribed and sworn to before me, this the 9th day of February, 2023. Notary Public My commission expires: 11.2.2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David McGrew Johnson and Melissa Anne Cedotal	New Owner(s)	119-05-0-049-00
120 Peachtree Street Lot 100		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES K. WHITE, JR., AN UNMARRIED MAN, AND MARILYN K. DEFREESE, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID MCGREW JOHNSON, AN UNMARRIED MAN, AND MELISSA ANNE CEDOTAL, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP**, 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 Davidson County, Tennessee, being Lot No. 100 on the Plan of Subdivision of Certain Lots in Cumberland Nurseries Plan of record in Plat Book 332, Page 36, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 50 feet on the north side of Peachtree Street and runs back between parallel lines along the east margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to James Kenneth White and wife, Mary Jean White by Warranty deed from Myrtle Vaughan McGrew, Myrtle McGrew Hill, Dorothy McGrew Loser, George C. McGrew, Martha McGrew Johnson and Nellie McGrew McCullough of record in Book 2693, page 105, Register's Office for Davidson County, Tennessee, dated August 6, 1957 and recorded on August 9, 1957.

James Kenneth White died October 11, 1972, leaving Mary Jean McGrew White as the surviving tenant by the entirety. Mary Jean McGrew White died April 2, 2016, her estate being administered through Davidson County Probate Court, Docket 16P1462.

Being the same property conveyed to James Kenneth White, Jr., an unmarried man and Marilyn K. Defreese, a married woman, in equal shares as tenants in common by Executor's Quitclaim deed from James Kenneth White, Jr. as Executor of the Estate of Mary Jean White of record in Instrument No. 20170720-0073057 Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 20, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 120 Peachtree Street, Lot 100, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of February, 2023.

James K. White Jr.
James K. White, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James K. White, Jr. and Marilyn K. Defreese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8TH day of February, 2023.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

*This being investment property only, having never been the personal residence of Marilyn K. Defreese at any time, Marilyn K. Defreese warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Marilyn K. Defreese
Marilyn K. Defreese

STATE OF Louisiana
COUNTY OF Lincoln

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marilyn K. Defreese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of February, 2023.

Robert E. Harris
Notary Public

My Commission Expires: at Death



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 15, 2023 (date of document).

Affiant Signature

February 15, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023