Karen Johnson Davidson County
Batch# 979001 DEEDWARR
03/09/2023 12:53:38 PM 2 pgs
Fees: $13.00 Taxes: $16,002.50
20230309-0017077

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GCT-23-3706

**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) |
|---|---|---|
| Jeffrey White and Sherry White<br>3706 Benham Ave<br>Nashville, TN 37215 | Same as new owner | 117-11-0-091 |

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, **Kristy L Edwards**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffrey White and Sherry 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. 2 on Resubdivision of Lot 7 and 8 on the Plan of Glenn Echo Subdivision as shown on the plat of record in Plat Book 6200, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Albert M. Lucas Jr and wife, Nelda B. Lucas by Warranty Deed from Jaitip Nupirod , unamarried dated 01/11/1989 and recorded in Book 7751, Page 465, Register's Office for Davidson County, Tennessee

The said Nelda B. Lucas died leaving the said Albert M. Lucas Jr. the sole surviving tenant by the entirety

Being the same property conveyed to Kristy L. Edwards as custodian for Forrest Daniel Edwards by Quit Claim Deed from Albert M. Lucas Jr. dated 12/29/1999 and recorded in Instrument No. 199912300309033, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristy L. Edwards , as custodian for Lauren Edwards by Quit Claim Deed from Albert M. Lucas Jr. dated 01/29/1999 in Instrument No. 199912300309034, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Kristy L. Edwards by Quit Claim Deed from Albert M. Lucas Jr. dated 01/29/1999 and recorded in Instrument No. 199912300309037, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristy Lynn Lucas Edwards by Personal Representative Deed from Dean Baker Lucas executor of the Estate of Albert M. Lucas Jr. dated 02/06/2007, of record in Instrument 200702090017350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristy L. Edwards by Quit Claim Deed from Kristy L. Edwards, Kristy L. Custodian Edwards and Lauren Edwards, dated 01/22/2009, of record in Instrument 200902040009459, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristy L. Edwards by Quit Claim Deed from Kristy L. Edwards, as Custodian for Forrest Daniel Edwards under the Tennessee Uniform Transfer to Minor Act, dated 01/22/2009, of record in Instrument 200902040009460, Register'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: 3706 Benham Ave, Nashville, TN 37215

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 27th day of February, 2023.

Kristy L Edwards

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kristy L Edwards 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 27th of February, 2023.

Notary Public

My Commission Expires: 10/11/25

(SEAL)

