Karen Johnson Davidson County
Batch# 979319 DEEDWARR
03/10/2023 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230310-0017544

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20547-MF

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20547-MF

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Blake A. White and Donna M. White 3505 Greenwood Drive Nashville, TN 37076	Blake A. White and Donna M. White 3505 Greenwood Drive Nashville, TN 37076	086 14 0B 161.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Barbara Brandon, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Blake A. White and Donna M. White, husband and wife**, 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(s) 171, as shown on the map entitled, Fleetwood Subdivision, Phase Two, of record in Book 6900, Pages 738-739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara Brandon, an unmarried woman, by Warranty Deed from Margie D. Dunn, unmarried, of record in Instrument No. 20181024-0105277, in the Register's Office of Davidson County, Tennessee, dated October 22, 2018, and recorded on October 24, 2018.

This is improved property located at: **3505 Greenwood Drive, Nashville, TN 37076**

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 March, 2023.

GRANTOR:

Barbara Brandon

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Brandon, 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 10th day of March, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202303100017544

Certificate of Authenticity

I, Michael Ferrero, 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 3/10/23.

Affiant Signature

3/10/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of March, 2023.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

