Karen Johnson Davidson County
Batch# 979322 DEEDWARR
03/10/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230310-0017548

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20433-TC

STATE OF TENNESSEE
COUNTY OF Montgomery

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

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2023.

Notary Public
My Commission Expires: 4-1-25

KELLY L. BARFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Kobel 3317 Eaglewood Lane Nashville, TN 37207	New Owner	050 11 0 115.00

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, we, **Clarence C. White, Jr. and Priscilla W. White, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily Kobel, a single woman**, hereinafter called the Grantee, her 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. 88 on the Plan of Section One, Timberwood Estates, as of record in Book 6250, Page 441, Register's Office for Davidson County, Tennessee., described as follows:

Said Lot No. 88 fronts 70.00 feet on the Westerly margin of Chesapeake Drive, also known as Eaglewood Lane, and runs back 126.93 feet on the Northerly line and 217.35 feet on the Southerly line in the rear which measures 117.85 feet thereon.

Being the same property conveyed to Clarence C. White, Jr. and Priscilla W. White, husband and wife, by Warranty Deed from Maria E. Lopez, married and Luis Andres Lopez, unmarried, of record in Instrument No. 20160816-0085257, in the Register's Office of Davidson County, Tennessee, dated August 05, 2016 and recorded on August 16, 2016.

This is improved property located at: **3317 Eaglewood Lane, Nashville, TN 37207**

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 9th day of March, 2023.

GRANTOR:

Clarence C. White, Jr

Priscilla W. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Clarence C. White, Jr and Priscilla W. White, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 3/9/2023.

Affiant Signature

3/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/10/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON