Karen Johnson Davidson County
Batch# 987236 DEEDWARR
03/31/2023 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20230331-0023458

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bailey White and Bryce White	Thrive Mortgage LLC	Parcel ID: 096 11 0 063.00
(NAME) 604 Hickory Bend Dr	(NAME) 4819 Williams Dr.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Georgetown, TX 78633	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Dana Marie Derryberry, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bailey White and Bryce White, joint tenants with right of survivorship,** 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, TN being lot No: 34 on the Plan of Hickory Bend, Section I as of record in Book 3300, page 38, in the Registers office for Davidson County, Tennessee to which Plat Reference is hereby made for a more particular description of said property.

Beginning at a point on the northerly margin of Cloverwood Drive at the corner of Lots No. 34 and 25; thence with said Drive, easterly 75.2 feet to a monument; thence around a curve, in a northwesterly direction 39.3 feet to a monument in the west margin of Hickory Bend Drive, thence north along the drive, 92 feet to the corner of lots No 33 and 34, thence west along the line of these lots, 100.2 feet to a corner of Lots 34 and 35; thence south along the line of these lots, 117.00 feet to the point of beginning.

Being the same property conveyed to Reba M. Derryberry from William James Wood and Wilda Jane Wood Layne by Warranty Deed dated October 1, 1993 and recorded on October 5, 1993 in Book 9104, Page 903, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James B. Derryberry, with a life estate reserved for Reba M. Derryberry and Norman Ellis from Reba M. Derryberry by Quitclaim Deed dated February 14, 2008 and recorded on March 8, 2013 in Instrument No. 20130308-0023148, Register's Office for Davidson County, Tennessee. Norman D. Ellis, Sr. who appears in title as Norman Ellis having since died on September 3, 2015 and Reba Madewell Derryberry who appears in title as Reba M. Derryberry having since died on March 24, 2013 thereby extinguishing their life estates.

Further being the same property conveyed to James B. Derryberry and Kathleen G. Derryberry from James B. Derryberry by Quitclaim Deed dated September 22, 2015 and recorded on September 22, 2015 in Instrument No. 20150922-0096146, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dana Marie Derryberry from James B. Derryberry and Kathleen G. Derryberry, husband and wife by Quitclaim Deed dated January 20, 2023 and recorded on February 21, 2023 in Instrument No. 20230221-0012055, Register's Office for Davidson County, Tennessee.

Joseph M. Frazier, spouse of Dana Marie Derryberry , joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 604 Hickory Bend Dr, Nashville, TN 37214

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 our hands this 30 day of MARCH, 2023

Dana Marie Derryberry

Joseph M. Frazier

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Dana Marie Derryberry and Joseph M. Frazier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2023.

Notary Public

My Commission Expires: 4/26/25

(SEAL)



Certificate of Authenticity

I, Jameika Jones, 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 3/30/2023.

Date

Jameika Jones
Affiant Signature

03/31/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31st day of March, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)