This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20783-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20783-RR

Karen Johnson Davidson County
Batch# 997761 DEEDWARR
05/01/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,741.70
20230501-0031678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $741,000.00.

Affiant

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

28th Subscribed and sworn to before me, this the 27th day of April, 2023.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
White Bridge Investments LLC 8112 Moores Lane Brentwood, TN 37027	Peoples Bank & Trust Co 1203 Hillsboro Boulevard PO Box 1049 Manchester, TN 37355	103-02-0-066.00, 103-02-0-067.00, 103-02-0-068.00 & 103-02-0-069.00

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, **Kirolos Hanna, a married man****, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **White Bridge Investments LLC, a Tennessee limited liability company**, 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:

Being a tract of land lying in the 24th Council District of Davidson County, Nashville, Tennessee, and being a portion of Lot 20 of C.C. Vernon's Farm as recorded in Book 161, Page 164, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the West by the Eastern right of way (ROW) of White Bridge Pike (State Route 155), bounded on the North by White Bridge Properties, LLC, as recorded in Instrument No. 20181015-0101852, RODC, bounded on the East by Mark Byrnes and Kathryn Gingerich as recorded in Instrument No. 20150507-0041726, RODC, by 223 Orlando Townhomes as recorded in Instrument No. 20150722-0072021, RODC, by Urvashi Lai as recorded in Instrument No. 20200922-0108695, RODC, by Laurie M. Conners as recorded in Instrument No. 20180403-0030944, RODC, by Brian Smith as recorded in Instrument No. 20060412-0042163, RODC, and by Patricia McBee as recorded in Instrument No. 20190520-0047359, RODC, and bounded on the South by Tommy and Kristi McDougal as recorded in Instrument No. 20150112-0003322, RODC.

Said tract being more particularly described as follows: Point of Beginning being a found p.k. nail with "Cherry" washer lying on said Eastern ROW of White Bridge Pike, being the Northwest corner of said McDougal, and being the Southwest corner of the tract being described herein; thence along said Eastern ROW of White Bridge Pike North 03° 21' 58" East 259.19 feet to a found ½" iron rod; thence leaving said ROW and along the common line of said White Bridge Properties, LLC, South 84° 39' 09" East 194.07 feet to a found iron rod with "Cherry" cap; thence along the common line of said Byrnes and Gingerich, 223 Orlando Townhomes, Lai, Conners, Smith and McBee South 09° 43' 40" West 270.01 feet to a found iron rod with "Anderson Delk" cap; thence along the common line of said McDougal North 81° 06' 29" West 164.81 feet to the Point of Beginning. Tract contains 47,383 square feet or 1.09 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Kirolos Hanna by Warranty Deed from Greg Farricielli of record in Instrument No. 20220209-0015265 in the Register's Office of Davidson County, Tennessee, dated February 1, 2022, and recorded on February 9, 2022.

**This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest.

This is unimproved property located at: **White Bridge Road, Nashville, TN 37209**

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 28th ~~27th~~ day of April, 2023.

GRANTOR:

Kirolos Hanna

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kirolos Hanna, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th ~~27th~~ day of April, 2023.

Notary Public
My Commission expires: _____

202305010031678

Certificate of Authenticity

I, Kirsten Virden, 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 04/28/2023.

Kirsten Virden
Affiant Signature

04/28/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of April, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

