Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-23-2144

This Instrument Prepared by ~~and Return to.~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1003572 **DEEDWARR**
05/15/2023 03 59 52 PM 3 pgs
Fees $18 00 Taxes $2,586 30

20230515-0036304

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $699,000 00

Affiant

Subscribed and sworn before me this the 11th day of May, 2023

Notary Public
My commission expires

Logan C. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Nicholas S White	USAA Federal Savings Bank	095-10-0 113 00
2144 Sanborn Drive	10750 McDermott Freeway	& 114 00
Nashville, TN 37210	San Antonio, TX 78288	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTY A MCPHERSON-PETTY A/K/A CHRISTY A MCPHERSON AND JAMES R. MCPHERSON, AS TENANTS IN COMMON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NICHOLAS STEPHEN WHITE, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being part of Lot 209, Section III, Elm Hill Acres, as of record in Book 2330, Page 77 (see also Amendment to Recorded Plat of record in Book 3401, page 521), Register's Office for said County, described as follows

Beginning at an iron pin on the east margin of Sanborn Drive, at the common corner of Lots 208 and 209, thence north 82 degrees 57' east with the boundary line of said lots, 366 5 feet, thence South 14 deg 17' 50" East 70 feet to a point, thence South 82 deg 57' West 100 feet to a point, thence South 7 deg 30' East 90 feet to a point, thence South 82 deg 57' west 300 feet to a point in the east margin of Sanborn Drive, thence with the margin of the same, North 7 deg 30' West 160 feet to the point of beginning

LESS AND EXCEPT the following property conveyed to The State of Tennessee, by deed dated 09/23/2002, from James McPherson, of record in Instrument No 20020926-0117191, Register's Office for Davidson County, Tennessee

Beginning at the point of intersection of the existing west margin of State Route 155 and the south boundary of the Joel W Green and wife property, thence with said existing west margin southerly 71 feet more or less to a point, thence with the existing south margin of said road westerly 99 feet more or less to a point, said point being 71 64 feet right of State Route 155 Ramp "N" proposed centerline station 1503+59 85, thence with the proposed west margin of said road North 03 degrees 50 minutes 30 seconds West 70 07 feet to a point, thence with said boundary North 86 degrees 09 minutes 30 seconds East 87 07 feet to the point of beginning, containing 0 15 acres and being part of the same property conveyed by James McClurg and wife, Betty Sue McClurg to James McPherson as of record in Book 10408, page 388, Register's Office of Davidson County, Tennessee

Being the same property conveyed to James R McPherson and Christy A McPherson, as tenants in common, by deed dated 01/25/2023, from James R McPherson and Christy A McPherson, as joint tenants with rights of survivorship, of record in Instrument No 20230131-0007068, Register's Office for said County

Also being the same property conveyed to James R McPherson and Christy A McPherson, as tenants in common, by deed dated 01/25/2023, from James R McPherson and Christy A McPherson, as joint tenants with rights of survivorship, of record in Instrument No 20230131-0007067, Register's Office for said County

Also being the property conveyed to James R McPherson and Christy A. McPherson, as joint tenants with rights of survivorship, by deed dated 08/22/2019, from James McPherson of record in Instrument No 20190903-0088283, Register's Office or said County

Also being the same property conveyed to James R McPherson and Christy A McPherson, as joint tenants with rights of survivorship, by deed dated 08/22/2019, from James McPherson of record in Instrument No 20190903-0088282, Register's Office for said County

Also being the same property conveyed to James McPherson by deed dated 11/03/2006, from Linda Crowl McPherson of record in Instrument No 20061108-0139079, Register's Office for said County.

Also being the same property conveyed to James McPherson by deed dated 11/03/2006, from Linda Crowl McPherson of record in Instrument No 20061108-0139078, Register's Office for said County

Also being the same property conveyed to James McPherson and wife, Linda Crowl McPherson by deed dated 08/29/2005, from James McPherson of record in Instrument No 20050830-0103670, Register's Office for said County.

Also being the same property conveyed to James McPherson and wife, Linda Crowl McPherson by deed dated 08/29/2005, from James McPherson of record in Instrument No 20050830-0103669, Register's Office for said County

Also being the same property conveyed to James C McPherson by deed dated 06/14/2004, from James McClurg and wife, Betty Sue McClurg and Desiree D Melton of record in Instrument No 20050830-0103668, Register's Office for said County

Also being the same property conveyed to James McPherson by deed dated 04/04/1997, from James McClurg and wife, Betty Sue McClurg of record in Book 10408, page 388, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2144 Sanborn Drive, Nashville, TN 37210

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 11th day of May, 2023

Christy A. McPherson-Petty Christy A. McPherson

Christy A McPherson-Petty a/k/a Christy A McPherson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christy A McPherson-Petty a/k/a Christy A McPherson and James R McPherson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 11th day of May, 2023

My commission expires
9-7-26

Notary Public

Witness my hand this the 11th day of May, 2023

James R. McPherson

James R McPherson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christy A McPherson-Petty a/k/a Christy A McPherson and James R McPherson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 11th day of May, 2023

My commission expires
9-7-26

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY