Karen Johnson Davidson County
Batch# 1022342 DEEDWARR
07/03/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $645.84
20230703-0050953

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,551.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2023

Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Down Home Construction, LLC	OWNER	050-13-0-035.00
(NAME)	(NAME)	
2045 Anglers Retreat Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TX 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Jo Ann White, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Down Home Construction, LLC,** 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 No. 34 on the Plan of Golden Valley Estates, Section I of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 34 fronts 55.09 feet on the southerly margin of Richmond Hill Drive and extends back 147.45 feet on the easterly line and 141.0 feet on the westerly line to a dead end in the rear, measuring 59.93 feet thereon.

Being the same property conveyed to William A. White and wife Jo Ann White, by deed of record in Book 6143, Page 50 and Book 9437, Page 297, Register's Office for Davidson County, Tennessee. The said William A. White having since died.

This instrument is executed on behalf of Jo Ann White by Ava Maria Anderson as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 202307030050952, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 2137 W Richmond Hill Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 30th day of June, 2023.

Jo Ann White

By: Ava Maria Anderson, Attorney-in-Fact

Jo Ann White
By: Ava Maria Anderson, Attorney-in-Fact

State of Tennessee
County of Rutherford

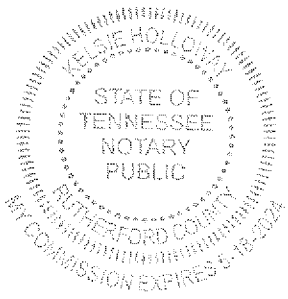
On this 30th day of June, 2023 before me personally appeared Ava Maria Anderson, the person who executed the foregoing instrument on behalf of Jo Ann White, and acknowledged that she executed the same as the free act and deed of the said Jo Ann White, through Power of Attorney granted her by the said Jo Ann White.

WITNESS my hand and seal this 30th day of June, 2023.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

File No.: 22695



I, Kelsie Holloway 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 6/30/2023 (date of document).

Kelsie Holloway

Affiant Signature

7/3/2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3 day of July, 2023

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

