WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024584 DEEDWARR
07/10/2023 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230710-0052717

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

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
Damon-Elliott Redding	Plaza Home Mortgage	095-11-0 070.00
(NAME)	(NAME)	
2214 Larimore Drive	9808 Scranton Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Diego, CA 92121	
(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, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Damon-Elliott Redding, a single man,** 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. 78 on the Plan of Cloverdale, Section II and Revision of Lots 21 and 22, Section I, of record in Plat Book 2133, Page 58, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 78 fronts 85 feet on the northeasterly side of Larimore Drive and runs back 257.2 feet on the northwesterly line and 241.6 feet on the southeasterly line to a broken line in the rear, measuring 112.8 feet thereon.

Being the same property conveyed to William A. White and wife, Jo Ann White by deed of record in Book 6121, Page 973, 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 No. 202307100052716, 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 2214 Larimore Drive, Nashville, TN 37214
(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 6th day of July, 2023.

Jo Ann White, by Ava Maria Anderson

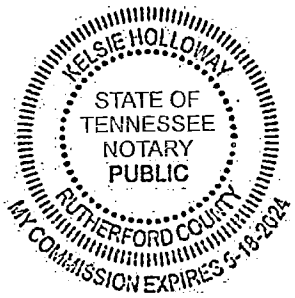
Atty-in-Fact
Jo Ann White
By: Ava Maria Anderson, Attorney in fact

State of Tennessee
County of Rutherford

On this 6th day of July, 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 6th day of July, 2023.

Kelsie Holloway
Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024



File No.: 22773

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on July 6, 2023.

John Cobb Rochford

July 6, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on July 6, 2023.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025