Karen Johnson Davidson County
Batch# 1038431 DEEDWARRSP
08/15/2023 02:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230815-0063568

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
White House Utility District of Robertson and Sumner Counties, Tennessee P.O. Box 608 White House, TN 37188	Same	Part of Tax Map 006, Parcels 128.00, 132.00 and 133.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GEARY JAMES GREER** and **DEBRA GREER**, husband and wife (collectively, the "Grantor"), has bargained and sold, and hereby transfers and conveys to **WHITE HOUSE UTILITY DISTRICT OF ROBERTSON AND SUMNER COUNTIES, TENNESSEE**, a Tennessee non-profit corporation, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property.

Said property is conveyed subject to all taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable, and all rights, reservations, restrictions, covenants, conditions, easements and other matters of record that may affect such property (collectively, the "Permitted Encumbrances").

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument effective as of the 10th day of ~~June~~ August, 2023.

GEARY JAMES GREER

DEBRA GREER

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Geary James Greer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26TH day of June, 2023.

Notary Public

My Commission Expires: January 31, 2024

NICHOLAS T GREGORY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 1-31-2024

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Debra Greer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26TH day of June, 2023.

Notary Public

My Commission Expires: January 31, 2024

NICHOLAS T GREGORY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 1-31-2024

STATE OF TENNESSEE)

COUNTY OF Sumner)

This transfer is exempt from recordation tax because the grantee is a municipality. See Tennessee Code Annotated § 67-4-409(f).

Affiant

Sworn to and subscribed before me this 26TH day of June, 2023.

Notary Public

My Commission Expires:

My Commission Expires:
January 31, 2024

NICHOLAS T GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 1-31-2024

Exhibit A

Land located in Davidson County, Tennessee and being all of Lot No. 10 as shown on that certain Final Plat The Resubdivision of 7, 8 & 9 of Geary Greer Farms, according to plat of record at Instrument No. 20230809-0061738, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING PART OF THE property conveyed to Grantor by deeds of record in QC 10051, page 1 and Book 5062, PG 63, Register's Office for Davidson County, Tennessee.

35676766.2

Certificate of Authenticity

I, Lucretia Albert, 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 June 26, 2023.

Date

Lucretia Albert

Affiant Signature

07/21/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of July, 2023.

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202308150063568