Karen Johnson Davidson County
Batch# 1044590 DEEDWARR
08/31/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230831-0068126

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Peach Development, LLC	NEW OWNER	
(NAME) 722 Courtland Ave	(NAME) SAME AS NEW OWNER	091-02-0-314.00
(ADDRESS) Clarksville, TN 37043	(ADDRESS)	091-020-02-629.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE 624 FARRELL PARKWAY TRUST DATED MARCH 16, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITE PEACH DEVELOPMENT 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:

Land in Davidson County, Tennessee, being Lots Nos. 1417 and 1419, in Block 50, Plan No. 2 of West Nashville, recorded in Book 57, Page 172, Register's Office for Davidson County, Tennessee. Said Lots front 25 feet each on the North side of California Avenue and extend back Northwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Norman R. Jones and Wife, Roberta Jones by Installment Deed from Walter G. Gobbel, Jr of record in Book 7541, Page 12, Register's Office for Davidson County, Tennessee, dated May 10, 1988. Norman R. Jones died July 6, 2022, vesting Roberta Jones as the surviving tenant by the entirety.

Being the same property conveyed to the 624 Farrell Pkwy Trust U/A/D March 16, 2021, by Warranty Deed from Roberta Jones of record in Instrument No. 20230302-0014934 Register's Office for Davidson County, Tennessee, dated March 1, 2023.

Being the same property conveyed to the 624 Farrell Pkwy Trust U/A/D March 16, 2021, by Quitclaim Deed to Re-Establish Original Lot Lines from The 624 Farrell Pkwy Trust U/A/D March 16, 2021 of record in Instrument No. 20230302-0014935 Register's Office for Davidson County, Tennessee, dated March 1, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5508 A&B California Ave, Nashville, TN 37209
(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 hand this 24th day of August, 2023

The 624 Farrell Parkway Trust dated March 16, 2021

BY: _____

KEVIN MONTGOMERY, TRUSTEE OF THE 624 FARRELL PARKWAY TRUST DATED MARCH 16, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named The 624 Farrell Pkwy Trust U/A, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2023.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

_____
Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 24, 2023 (date of document).

Affiant Signature

August 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023