THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00 Affiant Subscribed and sworn to before me, this 12 day of September 2023. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1049656 DEEDWARR
09/13/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20230913-0071929

WARRANTY DEED

Address New Owner: Michael L. Landrum and Jennifer Jones Landrum 308 Boxmere Place Nashville, TN 37215	Send Tax Bills to: New Owner 6374 Winfrey Place Memphis, TN 38120	Tax Information: Tax Parcel ID No. 131-06-0E-308.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NINA WHITE, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL V. LANDRUM AND JENNIFER JONES LANDRUM, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 308, on the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium as established by the Master Deed of record in Book 6666, Page 749, as amended in Book 6824, Page 308, as amended and shown as Exhibit "B" to the amendment to the Master Deed of record in Book 6908, Page 738, as further amended in Book 6921, Page 226, and as shown on the plan of record in Plat Book 6250, Page 284, as revised in Plat Book 6250, Page 649, amended in Plat Book 6900, Page 304, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nina White, unmarried by Warranty deed from Dana Jones, a single person of record in Instrument No. 201511240119223 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 24, 2015.

This is improved property commonly known as: **308 Boxmere Place Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2023.

Nina White

NINA WHITE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NINA WHITE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of September, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Tonya Cherry,** 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 this the 11 day of September, 2023.

Affiant Signature

Date 9-12-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

