RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Warranty Deed

BOX 10-A

Karen Johnson Davidson County
Batch# 1058513 DEEDWARR
10/06/2023 11 40 34 AM 2 pgs
Fees $13 00 Taxes $3,515 00

20231006-0078851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000 00

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2023.

Notary Public

Pamela B Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

My commission expires:

PAMELA B MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers.
533 Waycross Dr Trust, dated March 16, 2021	New Owner(s)	091-07-4Z-001.00-CO
4910 Atwood Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WHITE PEACH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **533 WAYCROSS DR. TRUST, DATED MARCH 16, 2021**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A on the Plan of Homes at 4705 Kentucky Ave, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 4705 Kentucky Avenue, a Horizontal Property Regime with Private Elements, at Instrument No. 20221121-0123077, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to White Peach Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from James WIthers and Erica Scherle, Trustees of 4705 Kentucky Ave Trust Dated February 4, 2020 of record in Instrument No. 20220909-0101354 Register's Office for Davidson County, Tennessee, dated September 8, 2022 and recorded on September 9, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4705 A Kentucky Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of October, 2023.

White Peach Development, LLC, a Tennessee Limited Liability Company

By: _____
Britt DePriest, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Britt DePriest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of White Peach Development, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of October, 2023.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025