RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-17881-2023

Karen Johnson Davidson County
Batch# 1066027 DEEDWARR
10/30/2023 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20231030-0084605

**WARRANTY DEED**

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of October, 2023

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mirandy White &<br>Mark White<br>2410 Meharry Blvd., Unit 8<br>Nashville, TN 37208 | Same address as new owner | 092-02-0F-012-00 |

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($660,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HUMPHREYS COUNTY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MIRANDY WHITE AND MARK WHITE, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 12 of The Heritage at Jefferson Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Heritage at Jefferson Townhomes of record in Instrument #20161202-0126840, as amended in Instrument #20190510-0044214, and in Instrument #20220127-0009964, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Declaration.

Being a portion of the same property conveyed to Humphreys County Properties LLC, a Tennessee limited liability company, from The Heritage at Jefferson LLC, a Tennessee limited liability company, by Corrected Warranty Deed dated September 11, 2020 and recorded September 13, 2020 in Instrument #20201113-0134195, said Register's Office. Said Corrected Warranty Deed is a correction of Warranty Deed of record in Instrument #20200914-0104519. Said Corrected Warranty Deed corrected by Affidavit

of Scrivener's Error to remove 'Open Space (Common Area) from said conveyance, of record in Instrument #20220324-0034138.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: **2410 Mcharry Boulevard, Unit 8, Nashville, TN 37208**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 26th day of October, 2023

GRANTOR(S)

Humphreys County Properties, LLC, a Tennessee Limited Liability Company

By: _____
Darek B. Bell, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Helen Ponchillia of the state and county mentioned, personally appeared Darek B. Bell, Member of Humphreys County Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Humphreys County Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Darek B. Bell, Member of Humphreys County Properties, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and seal, this the 26th day of October, 2023.

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 26, 23 (date of document).

Jennifer L. Pennell

Oct 26, 23

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

