Karen Johnson Davidson County
Batch# 1071187 DEEDQC
11/13/2023 04:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231113-0088542

This Instrument prepared by and after recording return to:

Johnny C. Garrett, Esq.
Spencer Fane LLP
100 Bluegrass Commons Boulevard, Suite 2370
Hendersonville, Tennessee 37075

STATE OF TENNESEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1

Affiant

Subscribed and sworn to before me this 1st day of November, 2023.

Notary Public
Commission Expires: 3-3-26

ABIGAIL J. STATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Booker T. White Family Trust, Trustee Booker T. White 3928 Augusta Drive Nashville, TN 37207	**Map 59-11 Parcel 76**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BOOKER T. WHITE, JR. AND ISORIA T. WHITE (deceased)**, married (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **THE BOOKER T. WHITE FAMILY TRUST, TRUSTEE BOOKER T. WHITE** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Cheatham County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 357, Haynes Manor, Section III, as of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee.

SAID lot 357 fronts 75 feet on the easterly margin of Augusta Drive and runs back between linew 174.2 feet on the northerly line and 139.5 feet on the southerly line to a line at the rear measuring 75.4 feet thereon.

BEING the same proprerty conveyed to Cumberland Builders, Inc. by deed from Lineberger Development Company, of record in Book 4281, page 489, RODC, Tennessee.

Conveyance made subject to restrictive covenants of record in Book 4228, page 685; as amended in Book 4243, page 869, RODC, Tennessee, and the plan of record in Book 4175, page 11 said Register's Office, shows an Owner's certificate, a 30 foot minimum building setback line from Augusta Drive, and a 30 foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 30 foot utility anchor easement located on the northwesterly corner of said lot, and building elevations must be met at the minimum.

BEING the same property conveyed to Booker T. White, Jr. and Isoria T. White (died January 11, 2023) by deed from Cumberland Builders, Inc., of record in Book 4406, Page 906, RODC, Tennessee.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

In witness whereof, Grantor has caused this instrument to be dated and effective this 1 day of August, 2023.

GRANTOR:

Booker T. White Jr.
Booker T. White, Jr.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Booker T. White, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of August 2023.

Notary Public

My Commission Expires: 3/25/25

JOHNNY C. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

HEN 2364576.1

CERTIFICATE OF AUTHENTICITY

I, R. Colten Jones, 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 1, 2023.

Affiant Signature

2023.11.13
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 13th day of November, 2023.

Notary's Signature

My Commission Expires: 2026.03.03.

ABIGAIL J. STATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY