RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-18250-23

Karen Johnson Davidson County
Batch # 1077729 DEEDWARR
12/04/2023 10:35:04 AM 2 pgs
Fees: $13.00 Taxes: $16,276.30
20231204-0093258

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of Dec., 2023

NOTARY PUBLIC

My commission expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Kevin White 6425 Currywood Dr. Nashville, TN 37205	Same address as new owner	115-15-0-065

FOR AND IN CONSIDERATION of the sum of FOUR MILLION THREE HUNDRED NINETY NINE THOUSAND AND 00/100 Dollars ($4,399,000.00) 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, **LANDON DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITIED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KEVIN WHITE MARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of West Meade Farms Inc, Section J, of record in Book 1835, page 125, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Landon Development Group, LLC, a Tennessee limited liability company, from JNBW Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated January 11, 2022 and recorded January 20, 2022 in Instrument #20220120-0007687, said Register's Office.

Being the same property conveyed to JNBW Properties, LLC, a Tennessee limited liability company, from Felix Z. Wilson, III, as Trustee of the Juanita W. Wilson Family Trust, successor in interest to the Juanita W. Wilson Revocable Living Trust dated June 10, 1994, by Warranty Deed dated November 3, 2017 and recorded November 14, 2017 in Instrument #20171114-0116826, said Register's Office.

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: 6425 Currywood Drive, Nashville, TN 37205

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 30 day of November, 2023

GRANTOR(S)

Landon Development Group, LLC, a Tennessee Limited Liability Company

By: _____
Jimmie L. Johnson, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jimmie L. Johnson, Jr, who represented himself to be the Sole Member of Landon Development Group, LLC, 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 as said Sole Member, on behalf of Landon Development Group, LLC.

WITNESS my hand and seal, this the 30 day of NOV, 2023.

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

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____