THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1078889 DEEDWARR
12/06/2023 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20231206-0094156

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Keith A. White and Rhonda K. White 1014 Pine Meadow Court Nashville, TN 37221	Same as New Owner	156 05 0A 045.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James M. Hrobak and wife, Becky L. Hrobak** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Keith A. White, and Rhonda K. White, husband and wife** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 1014 Pine Meadow Court, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 45 of Harpeth Village, a planned unit development, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Harpeth Village, a planned unit development, of record in Instrument Number 20090121-0005246 and Addendum recorded in Instrument No. 20090123-0006190 and amendment recorded in Instrument No. 20161006-0105961 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to James M. Hrobak and wife, Becky L. Hrobak, by Warranty Deed from Danco Development, Inc., of record in Instrument No. 20140718-0064039, in the Register's Office of Davidson County, Tennessee, dated July 16, 2014 and recorded on July 18, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st day of December, 2023.

James M. Hrobak

Becky L. Hrobak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2023, before me personally appeared James M Hrobak and wife, Becky L. Hrobak, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $485,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1st day of December, 2023.

Notary Public
My commission expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Certificate of Authenticity

I, Holly Kay, 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 12/01/23.

Date

Holly Kay

Affiant Signature

12/01/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of Dec, 2023.

Notary's Signature

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

My Commission Expires: 1-22-25

Date

Notary's Seal (if on paper)