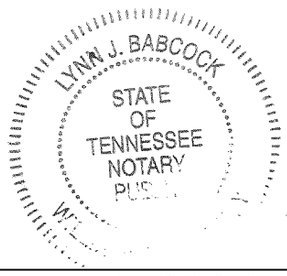
Karen Johnson Davidson County
Batch# 1081460 DEEDWARR
12/13/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,622.30
20231213-0096028

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $979,000.00. Affiant Subscribed and sworn to before me, this the 8th day of December, 2023. Notary Public My commission expires: 12-21-2024

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:
Matthew Hershkowitz Melinda Hershkowitz	New Owner(s)	091-12-0-051.00
1184 Plantation Pass		
Gallatin, TN 37066		

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 **MATTHEW HERSHKOWITZ, AND MELINDA HERSHKOWITZ**, 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 Lot Nos. 105 and 107, Block 62 on the No. 1 Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, 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 the same property conveyed to Eugene Nelson, a single man, by Warranty Deed from Walter Floyd Johnson and wife, Mary Ann Johnson, of record in Instrument No. 20120502-0037836 Register's Office for Davidson County, Tennessee, dated May 01, 2012 and recorded on May 02, 2012.

Being the same property conveyed to James Withers and Erica Scherle, Trustees of the 804 45th Ave. Trust, dated February 4, 2020 by Quitclaim Deed from Eugene Harris Nelson of record in Instrument No. 20200205-0013337 Register's Office for Davidson County, Tennessee, dated February 04, 2020 and recorded on February 05, 2020; Scrivener's Affidavit of record in Instrument No. 20211026-0143690, said register's office.

Being 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 804 45th Ave. Trust dated February 4, 2020 of record in Instrument No. 20220909-0101357 Register's Office for Davidson County, Tennessee, dated February 4, 2020 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 804 45th Avenue North, 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 8th day of December, 2023.

White Peach Development, LLC, a Tennessee Limited Liability Company

By: _____

Daniel B. DePriest, Vice President and Assisant Treasurer

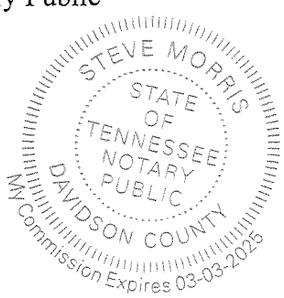
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel B. DePriest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President and Assisant Treasurer of White Peach Development, LLC, a Tennessee Limited Liability Company, and that she, 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 8th day of December, 2023.

_____
Notary Public

My Commission Expires: 3.3.25



CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 December 13, 2023.

Affiant

Date: 12/13/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 13th day of December, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY