Karen Johnson
Batch # 1081834
12/14/2023 01:35:16 PM
Fees: $13.00 Taxes: $11,100.00
Davidson County
DEEDWARR
2 pgs
20231214-0096628

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DW) Title No.: 63337
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
White Bridge LLC 4417 Granny White Pike Nashville, TN 37204	White Bridge LLC 4417 Granny White Pike Nashville, TN 37204

TAX MAP PARCEL NUMBERS: 13014001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Fenner Cummins, Jr., as Executor under the Last Will and Testament of Mary Gilbert Armistead Cummins**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **White Bridge LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Revised Plan of B. E. Woodard's Warner Park Subdivision of record in Book 1130, page 87, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard F. Cummins and wife, Mary A. Cummins, by Warranty Deed from Benson Trimble and wife, Myrtle French Trimble, dated September 4, 1973 and recorded on September 5, 1973, of record in Book 4743, page 829, Register's Office for Davidson County, Tennessee. The said Richard F. Cummins and Mary A. Cummins have since died, with Richard F. Cummins predeceasing Mary A. Cummins. The Last Will and Testament of Mary Gilbert Armistead Cummins, Case No. 23P649 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Richard Fenner Cummins, Jr., as Executor of said Will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 87, said Register's Office, which Plan shows a 170 foot minimum building setback line from Chickering Road, a 10 foot easement for public utility purposes along the westerly line of said lot, and a 100 foot minimum setback line from East Brookfield Drive.

This is improved property, known as 1225 Chickering Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 2023.

Estate of Mary Gilbert Armistead Cummins

By: _____, Executor
Richard Fenner Cummins, Jr., Executor

State of Tennessee

County of Davidson

On this 14th day of December, 2023 before me the undersigned authority, personally appeared **Richard Fenner Cummins, Jr.**, Executor of the Estate of Mary Gilbert Armistead Cummins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00.

_____
Affiant

Sworn and subscribed before me this 14 day of December, 2023.

My Commission Expires: _____

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

_____
Notary