Karen Johnson Davidson County
Batch# 1116082 DEEDWARR
03/28/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240328-0021513

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27 DAY OF March, 2024.

NOTARY PUBLIC
My Commission expires: 4/25/26

LEWIS BRONER MCCOY CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24030017

Address of New Owner
Kevin Pentecost
4607 Bull Run Road
Ashland City, TN 37015

Send Tax Bills To:
Same

Tax Information:
046-00-0-048.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Patricia Ann White and Rebecca Lynn White,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kevin Pentecost,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a spike in the center of Bull Run Road at the northeast corner of the Thomas A. Warf Property; thence with the center of the road, North 52 degrees 45 minutes East 170.6 feet; thence North 50 degrees East 54.4 feet to a railroad spike; thence leaving the road and along a fence, South 49 degrees 45 minutes East 575 feet to a stake and post in Warf's line; thence with the fence, South 68 degrees West 322.5 feet to a stake; thence continuing with Warf's line, North 42 degrees 30 minutes West 471 feet to the beginning, containing 3.1 acres, plus or minus.

Being the same property conveyed to Nealy White and wife, Anna Lousie White, by Warranty Deed from E. C. Warren and wife, Mildred Warren, dated 02/13/1962 and recorded on 02/13/1962 at Book 3341, Page 439, Register's Office for Davidson County, Tennessee. Anna Lousie White having since died on or about 05/01/2009, leaving Nealy White as the surviving tenant by entirety. Nealy White having since died intestate on or about 08/31/2021, property vested in his heirs at law: Patricia Ann White and Rebecca Lynn White (see Affidavits of Heirship of record in Instrument No. 202403280021511, RODCT, and Instrument No. 202403280021512, RODCT).

This is property generally located:
4539 Bull Run Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 2, Page 64, Register's Office for Davidson County, Tennessee.
3. Easement for the flow of the water of Bull Creek Run and the rights of the public therein.
4. Rights of upper and lower riparian owners to the flow of the water of Bull Creek Run, free from diminution or pollution.
5. Subject to the right of way of Bull Run Road.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Patricia Ann White and Rebecca Lynn White** have caused this instrument to be executed, this the 27 day of March, 2024.

Patricia Ann White

Patricia Ann White

Rebecca L. White

Rebecca Lynn White

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Patricia Ann White and Rebecca Lynn White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 27 day of March, 2024.

My Commission expires: 7/25/26

NOTARY PUBLIC

BRONNER MCCOY LEWIS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 3/27/24 (date of document).

L. Broner McCoy
Date: 3/27/24

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 27th day of March, 2024.

NOTARY PUBLIC
My Commission expires: 2·5·2025

