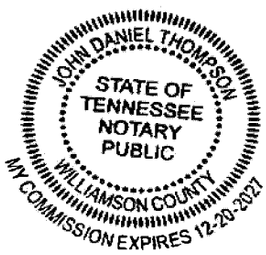
Karen Johnson Davidson County
Batch# 1120292 DEEDWARR
04/08/2024 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20240408-0024897

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $910,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2024.

Notary Public

My commission expires:

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:
Michael Minaldi Ellen Minaldi	New Owners	091-02-0T-002.01-CO
6012 Pennsylvania Ave.		
Nashville, TN 37209		

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 **MICHAEL MINALDI AND ELLEN MINALDI,** 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 Unit No. B on the Plan of Homes at 6010 & 6012 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6010 & 6012 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, at Instrument No. 20221011-0111221, 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 a portion of the same property conveyed to Gene Nelson by Warranty Deed from Norman W. Bowen, Sr, unmarried of record in Instrument No. 20051102-0132824 Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on November 2, 2005.

Being a portion of the same property conveyed to James Withers and Erica Scherle, Trustees of the 6010 Pennsylvania Ave. Trust, dated February 4, 2020 by Quitclaim Deed from Eugene Harris Nelson of record in Instrument No. 20200205-0013373 Register's Office for Davidson County, Tennessee, dated February 4, 2020 and recorded on February 5, 2020, and Scrivener's Affidavit of Correction recorded on October 26, 2021 in Instrument No. 20211026-0143721.

Being a portion of the same property conveyed to White Peach Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from James Withers and Erica

Being a portion of 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 6010 Pennsylvania Ave. Trust Dated February 4, 2020 of record in Instrument No. 20220909-0101360 Register's Office for Davidson County, Tennessee, dated September 8, 2022 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 6012 Pennsylvania Avenue, 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 5th day of April, 2024.

White Peach Development, LLC, a Tennessee Limited Liability Company

By: _____

Daniel B. DePriest, Vice President and Assistant Treasurer

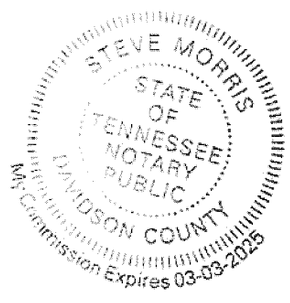
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 himself to be the Vice President and Assistant Treasurer of White Peach Development, LLC, a Tennessee Limited Liability Company, and that he, 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 5th day of April, 2024.

_____
Notary Public

My Commission Expires: 3.3.25



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/05/2024 (date of document).

Karla I Kard
Affiant Signature

04/05/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of April, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

