Karen Johnson Davidson County
Batch# 1131232 DEEDWARR
05/06/2024 10:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20240506-0033033

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford KLP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/21/27
(AFFIX SEAL)

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0187

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dustin Lee White and Heather Lea White	The New Owners	Map: 06401002000
(NAME) 403 Brandywine Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICKY L. MCCLINTOCK, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBY JUANITA MCCLINTOCK AND RICKY L. MCCLINTOCK AND MICHAEL R. MCCLINTOCK AND STANLEY A. MCCLINTOCK AND KIMBERLY A. BAILEY, DEVISEES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DUSTIN LEE WHITE AND HEATHER LEA WHITE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 53, on the Plan of Brandywine Farms, Section 1, as of record in Book 3600, Pages 79 and 80, Register's Office for said County, specific reference to said plan being here made for a more particular description of said lot.

Being the same property conveyed to James R. McClintock and wife, Ruby J. McClintock, by deed from J.R. Coarsey, Trustee, of record in Book 3825, Page 533, dated October 15, 1964, Register's Office for said County. The said James R. McClintock died November 21, 2014, and title vested in Ruby J. McClintock, as surviving tenant by the entirety. The said Ruby J. McClintock died testate on February 10, 2023, and the Will was admitted to Probate as Probate No. 23P527 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Ruby Juanita McClintock.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Pages 79 and 80, said Register's Office; (3) Easement to Cumberland Water Company of record in Book 3963, Page 235, in the Register's Office for Davidson County, Tennessee; (4) Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances of record in Instrument No. 20100329-0022876, in the Register's Office for Davidson County, Tennessee.

Michael R. McClintock and Michael Ross McClintock being one and the same person. Stanley A. McClintock and Stanley Alan McClintock being one and the same person. Kimberly A. Bailey, Kimberly Anita Bailey and Kimberly Anita Stockdale being one and the same person.

The signature of Stanley A. McClintock is signed by his duly appointed Attorney-in-Fact, Ricky L. McClintock, pursuant to the Power of Attorney of record in Instrument No. 202405060033032, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 403 Brandywine Drive, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hands this 2nd day of May, 2024.

The Estate of Ruby Juanita McClintock

BY: Ricky L. McClintock

Ricky L. McClintock, Personal Representative

~~Ricky L. McClintock~~ Ricky L. McClintock

Stanley A. McClintock by Ricky L. McClintock his Attorney-in-fact

Stanley A. McClintock
By: Ricky L. McClintock, his Attorney-in-Fact

Kimberly A. Bailey

Kimberly A. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky L. McClintock, Personal Representative of The Estate of Ruby Juanita McClintock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Personal Representative of The Estate of Ruby Juanita McClintock, and as such Personal Representative, is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of May, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky L. McClintock, and Kimberly A. Bailey, 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.

Witness my hand and official seal this, 2nd day of May, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Ricky L. McClintock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Stanley A. McClintock, as his Attorney-in-Fact, as the free act and deed of the within named Stanley A. McClintock.

Witness my hand and official seal this, 2nd day of May, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness our hands this 1st day of May, 2024.

Michael R. McClintock

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. McClintock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of May, 2024.

My Commission Expires: 5-10-2024

Notary Public Jan Knudsen



Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/2/24 (date of document).

Emma Howard
Affiant Signature

5/2/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of May, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL