Karen Johnson Davidson County
Batch# 1133266 DEEDWARR
05/10/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $645.84
20240510-0034396

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

State of Tennessee
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,551.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Down Home Construction, LLC	OWNER	060-01-0 137.00
(NAME)	(NAME)	
2045 Anglers Retreat Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The JoAnn L. White Revocable Living Trust, dated April 7, 2023,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Down Home Construction, LLC,** hereinafter called the GRANTEES, 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 No. 139 on the Plan of Golden Valley Estates, Section One of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 139 fronts 56.0 feet on the easterly margin of Gwynnwood Drive and extends back 66.65 feet on the northerly line and 164.0 feet on the southerly line to a broken line in the rear, measuring 115.04 feet thereon.

Being the same property conveyed to The JoAnn L. White Revocable Living Trust, dated April 7, 2023 by deed of record in Instrument No. 20240430-0031555, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3153 Gwynnwood Drive, Nashville, TN 37207
(House Number) (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 my/our hands this 7th day of May, 2024.

The JoAnn L. White Revocable Living Trust, dated April 7, 2023

By: Maria Anderson, Trustee
Maria Anderson, Trustee

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Maria Anderson, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The JoAnn L. White Revocable Living Trust, dated April 7, 2023, and that she as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 7th day of May, 2024.

Kelsie Holloway
Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

File No.: 22719

I, Kelsie Holloway 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 5/7/2024 (date of document).

Kelsie Holloway

Affiant Signature

5/9/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of May, 2024.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY