Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson
Batch # 1139739
05/28/2024 10:40:12 AM
Fees: $13.00 Taxes: $3,141.30
20240528-0039324

Davidson County
DEEDWARR
2 pgs

BRITTNEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 08, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $849,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2024.

Notary Public

My commission expires: 11-8-27

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:
Mitchell Butler Gigandet Courtney Hamilton Gigandet	NEW OWNER	091-02-0-629.00
5508B California 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 **MITCHELL BUTLER GIGANDET AND COURTNEY HAMILTON GIGANDET, HUSBAND AND WIFE**, 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 Lot No. 1419, in Block 50, Plan No. 2 of West Nashville, recorded in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lots front 25 feet each on the North side of California Avenue and extend back Northwardly between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Norman R. Jones and Wife, Roberta Jones by Installment Deed from Walter G. Gobbel, Jr of record in Book 7541, Page 12, Register's Office for Davidson County, Tennessee, dated May 10, 1988 and recorded on May 11, 1988.

Norman R. Jones died July 6, 2022 vesting Roberta Jones as the surviving tenant by the entirety.

Being a portion of the same property conveyed to The 624 Farrell Pkwy Trust U/A/D March 16, 2021 by Warranty Deed from Roberta Jones of record in Instrument No. 20230302-0014934 Register's Office for Davidson County, Tennessee, dated March 1, 2023 and recorded on March 2, 2023.

Being a portion of the same property conveyed to The 624 Farrell Pkwy Trust U/A/D March 16, 2021 by Quitclaim Deed to Re-Establish Original Lot Lines from The 624

Farrell Pkwy Trust U/A/D March 16, 2021 of record in Instrument No. 20230302-0014935 Register's Office for Davidson County, Tennessee, dated March 1, 2023 and recorded on March 2, 2023.

Being a portion of the same property conveyed to White Peach Development LLC, a Tennessee limited liability company by Warranty Deed from The 624 Farrell Parkway Trust dated March 16, 2021 of record in Instrument No. 20230831-0068126 Register's Office for Davidson County, Tennessee, dated August 24, 2023 and recorded on August 31, 2023.

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 5508B California 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 23rd day of May, 2024.

White Peach Development, LLC, a Tennessee Limited Liability Company

By: _____
Daniel B. DePriest, 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 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 23rd day of May, 2024.

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public