Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-HTH-24-3005

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $306,000.00

Affiant Signature

Subscribed and sworn to before me on this the 18 Day of June, 2024

Notary Public

My Commission expires _____/_____/_____

Karen Johnson Davidson County
Batch # 1149855 DEEDWARR
06/24/2024 02:20:23 PM 2 pgs
Fees: $13.00 Taxes: $1,132.20
20240624-0046910

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Honky Tonk Homes, LLC
413 Van Buren, Unit 103
Nashville, TN 37208

SEND TAX BILLS TO:
Honky Tonk Homes, LLC
413 Van Buren, Unit 103
Nashville, TN 37208
MAP AND PARCEL NUMBER: Tax ID #: 08408010600

WARRANTY DEED
24NT00612

Effective the 18th Day of June, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Stella Christine White, unmarried woman
Hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Honky Tonk Homes, LLC

Hereinafter called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 142 on the Plan of Lincoya Hills, Section 5, of record in Book 2330, page 35, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Richard A. White and wife, Madeline S. White by Warranty Deed from George T. Farrell and wife, Julia C. Farrell dated September 21, 1979 and recorded September 24, 1979 in Book 5503, Page 550, Register's Office of Davidson County, Tennessee.

The said Madeline S. White having become deceased on May 21, 2016; leaving Richard A .White surviving tenant by the entirety.

Richard A. White having since died, testate, February 6, 2017. Title to the subject property vested at his death in his daughter Stella Christine White pursuant to Order for Muniment of title in Docket Number 20P528 in The Seventh Circuit (Probate) Court for Davidson County Tennessee and subsequently recorded in Instrument No. 20200420-0040909, and Last Will and Testament recorded in Instrument No. 20200420-0040910, said Register's Office.

This is an improved property commonly known as: 3005 Windemere Cir, Nashville, TN 37214

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, his heirs and assigns, forever. I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, his heirs and assigns, against all 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 hand this the 18th day of June, 2024

Stella Christine White

Stella Christine White

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stella Christine White, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: December 27, 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027