Karen Johnson Davidson County
Batch# 1152835 DEEDWARR
07/01/2024 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $10,175.00
20240701-0049034

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38007-01-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,750,000.00. Affiant Subscribed and sworn to before me this 14th day of June, 2024. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TaTanisha Leer 5432 Granny White Pike Brentwood, TN 37027	**New owner Property**	Map and Parcel No.: 15900026600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel J. Killian, Trustee of the Granny White Property Trust under agreement dated December 30, 2019, as amended June 7, 2024 (erroneously referred to as Granny White *Pike* Property Trust in the prior instrument of record) ("Grantor")**, has this day bargained and sold, and does hereby transfer and convey to **TaTanisha Leer,** **Married** **("Grantee")**, her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5432 Granny White Pike, Brentwood, Davidson County, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument made effective as of the 14th day of June, 2024.

GRANTOR:

GRANNY WHITE PROPERTY TRUST
under agreement dated December 30, 2019

By:_____
Daniel J. Killian, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel J. Killian, Trustee of the Granny White Property Trust under agreement dated December 30, 2019, 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, at office, this 13 day of June, 2024.

_____
Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT"A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Barnett Subdivision, as ofrecord in Instrument No. 20131108-0116303, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with a Shared Driveway and Improvements Easement Agreement as more fully described in Instrument of record in Instrument No. 20180524-0049862, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger Duane Clark, Trustee of the Granny White Property Trust (inadvertently referenced as Granny White Pike Property Trust) under agreement dated December 30, 2019, by deed dated December 30, 2019 from Fry Classic Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20200103-0000796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County and City taxes for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions, and Restrictions for Barnett Subdivision, of record in Instrument No. 20180524-0049860, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan ofrecord as Instrument No. 20131108-0116303, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Private Sanitary Sewer Service and Appurtenances of record in Instrument No. 20161117-0121409, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Private Stormwater Service and Appurtenances ofrecord in Instrument No. 20180426-0039444, Register's Office for Davidson County, Tennessee.
6. Shared Driveway and Improvements Easement Agreement of record in Instrument No. 20180524-0049862, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Andrew Suzore, 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 June 13, 2024.

Date

Affiant Signature

June 28, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of June, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027