THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748202

Karen Johnson
Batch # 1158512
07/16/2024 11:29:50 AM
Fees: $13.00 Taxes: $2,127.50
Davidson County
DEEDWARR
2 pgs
20240716-0053377

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew D. McDonald and Brenner Blythe McDonald, and Alice E. McDonald 866 Bresslyn Road Nashville, TN 37205	New Owner	Tax Parcel ID No. 148 06 0C 001.00

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, **White Oak Residential, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew D. McDonald and Brenner Blythe McDonald, husband and wife and Alice E. McDonald, unmarried, as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes of Syfert Lane, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes of Syfert Lane, a Horizontal Property Regime, of record in Instrument No. 20230428-0031520, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to White Oak Residential, a Tennessee limited liability company, by Quit Claim Deed from Jonathan Buntin, a married man, of record in Instrument No. 20230601-0041508, in the Register's Office of Davidson County, Tennessee, dated May 31, 2023 and recorded on June 01, 2023.

Being part of the same property conveyed to Jonathan Buntin, a married man by Warranty Deed from Kham Ngaih Langh, a married man of record in Instrument No. 20220502-0050608, in the Register's Office of Davidson County, Tennessee, dated April 29, 2022 and recorded on May 02, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 86, Murray Heights, as recorded in Instrument No. 20230419-0028804. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230428-0031520.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2706, Page 329.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20240418-0027768.

This is improved property located at 3804 Syfert Drive Nashville TN 37211

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 on this 12th day of July, 2024.

White Oak Residential, LLC

By: Jonathan Buntin, Sole Member,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan Buntin, 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 Sole Member of White Oak Residential, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 12th day of July, 2024.

Notary Public
My Commission Expires:

