Karen Johnson Davidson County
Batch# 1167370 DEEDWARR
08/12/2024 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20240812-0060426

# WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: April 15, 2028

(AFFIX SEAL)

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APR. 15, 2028

**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 |
|---|---|---|
| Final Phase Construction, Inc. | OWNER | 060-01-0 120.00 |
| (NAME) | (NAME) | |
| 2452 Laredo Court | | |
| (ADDRESS) | (ADDRESS) | |
| Christiana, TN 37037 | | |
| (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, **Maria Anderson, Trustee, of 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 **Final Phase Construction, Inc.,** 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. 84 on the Plan of Golden Valley Estates, Section I 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. 84 fronts 81.67 feet on the northwesterly side of Greggwood Drive and extends back 110.92 feet on the easterly side line and 122.44 feet on the westerly line to a dead line in the rear which is a broken line on which it measures 29.26 feet.**

Being the same property conveyed to The JoAnn L. White Revocable Living Trust, dated April 7, 2023 by deed of record in Instrument No. 20240722-0054965, 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 3136 Greggwood 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 6th day of August, 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, and that she as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 6th day of August, 2024.

Kelsie Holloway
Notary Public Kelsie Holloway
My Commission Expires: April 15, 2028

File No.: 22916

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

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 8|6|2024 (date of document).

Kelsie Holloway

Affiant Signature

8|7|2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7 day of August, 2024.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11|28|26

Notary's Seal (if on paper)

