THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748305**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$810,000.00~~ **$815,000.00** Affiant Subscribed and sworn to before me, this 15th day of August, 2024. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 1170369 DEEDWARR 08/15/2024 03:18:30 PM 3 pgs Fees: $18.00 Taxes: $3,015.50 20240815-0062615	

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner: Thomas Allen Ross and Jessica Jacaruso 1405 Pillow Street Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 07 0V 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, **Richard Y. White and Dianne S. White, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Allen Ross and Jessica Jacaruso, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1405, 1405 PILLOW STREET TOWNHOMES, as shown in the Declaration of Covenants, Conditions and Restrictions for 1405 Pillow Street Townhomes of record in Instrument Number 20150501-0039581, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Y. White and Dianne S. White, husband and wife, by Warranty Deed from Cumberland Advisory Group, LLC, of record in Instrument No. 20160711-0070485, in the Register's Office of Davidson County, Tennessee, dated July 7, 2016 and recorded on July 11, 2016.

The execution of this instrument is affected by the signature of Emily Piedmonte as Attorney-in-Fact for Richard Y. White and Dianne S. White, which Power of Attorney is recorded in Instrument Nos. _____ & _____ Register's Office for Davidson County, Tennessee. 202408150062613 202408150062614

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF BLOCK NO. 4, NO. 12 AND PART OF 11 OF THE HAMILTON LAND, as recorded in Plat Book 2, Page 150.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150501-0039581.

This is improved property located at 1405 Pillow Street Nashville TN 37203

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 15th day of August, 2024.

Richard Y. White by Emily Piedmonte, as Attorney-In-Fact

Richard Y. White
by Emily Piedmonte, as Attorney-In-Fact

Dianne S. White by Emily Piedmonte, as Attorney-In-Fact

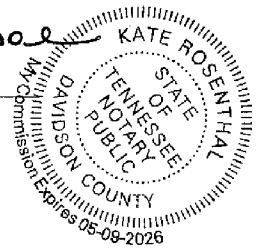
Dianne S. White
by Emily Piedmonte, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Emily Piedmonte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Richard Y. White and Dianne S. White and they are authorized by Richard Y. White and Dianne S. White to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of August, 2024.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug. 15, 24 (date of document).

Jennifer L. Pennell

Aug 15, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of Aug, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

