WARRANTY DEED

Karen Johnson Davidson County
Batch # 1181231 DEEDWARR
09/13/2024 08:19:53 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20240913-0070585

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **167,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **10th day of September, 2024**

Notary Public

MY COMMISSION EXPIRES: 2/5/28
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard D Isom, Jr and Jeannie A Isom	Same as new Owner	34-3B105 CO
105 Churchhill Xing		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Nancy B White and Anthony Lee White, wife and husband,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Howard D Isom, Jr and Jeannie A Isom, husband and wife,*** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 105 Churchhill Xing, Madison, Madison, TN 37115. Said property is being described as follows:

Land in Davidson County, Tennessee, being Unit No. 105 on the Plan of Building 1, Churchill Crossing PUD, A Horizontal Property Regime, located on Twin Hills Drive, Madison, Davidson County, Tennessee, of record in Plat Book 7900, Page 25, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 7792, page 915, and as amended in Book 7804, page 616, and further amended in Book 8945,page 340, and By-Laws of record in Book 7792, page 938, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Nancy B White, by Warranty Deed from Elizabet A Carter dated 8/31/05 and filed for record on 9/9/05 of record in Inst. No. 200509090108728, said Register's Office for said County.

The said Anthony Lee White, spouse of Nancy B White, joins in this conveyance to convey any and all marital rights he may have in and to the property, but not further or otherwise.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **105 Churchhill Xing, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 10th day of September, 2024.

Nancy B White

Anthony Lee White

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy B White and Anthony Lee White** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of September, 2024.

Commission Expires: 3/1/25

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY