Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7897-WE

Karen Johnson
Batch # 1195920
10/21/2024 08:56 AM
Fees: $13.00 Taxes: $5,827.50

Davidson County
DEEDWARR
2 pgs

20241021-0081421

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 8, 2025

(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa K Helton and Ryan Scott Mattingly, Jr	New Owner	112-00-0-162.00
4646 Heath Road		
Nashville, TN 37221		
(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, **Kevin Ray White, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Katherine Helton and Ryan Scott Mattingly, Jr. wife and husband**

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, described as follows:

TRACT 6-B: Beginning at a point in the centerline of Heath Road, said point being the northwesterly corner of Tract 6-A, and being the northeasterly corner of this tract; thence leaving said centerline with the southwesterly line of Tract 6-A and severing the lands of the Robert R. Mosley, Jr. Property of record in Book 6804, page 474, Register's Office of Davidson County, South 54 degrees 41 minutes 00 seconds East 754.005 feet, passing a steel post at 25.065 feet, to a steel T-post; thence leaving said line with the northerly line of Tract 5, South 57 degrees 51 minutes 50 seconds West 394.96 feet, passing a steel post at 369.775 feet to a point, said point being located in the centerline of Leon Road; thence with the centerline of Leon Road North 32 degrees 08 minutes 10 seconds West 66.60 feet to a point; thence continuing with a curve to the left 344.86 feet, said curve having a central angle of 40 degrees 31 minutes 52 seconds, a radius of 487.50 feet and a chord of North 52 degrees 24 minutes 06 seconds West 337.71 feet to a point; thence North 72 degrees 46 minutes 10 seconds West 171.49 feet to an iron spike, said spike being located at the intersection of Heath Road; thence with the centerline of Heath Road and a curve to the left 104.48 feet, said curve having a central angel of 14 degrees 46 minutes 50 seconds, a radius of 405.01 feet, and a chord bearing of North 34 degrees 27 minutes 54 seconds East 104.19 feet to a point; thence continuing North 26 degrees 50 minutes 19 seconds East 227.75 feet to a point; thence with a curve to the right 49.90 feet, said curve having a central angle of 4 degrees 22 minutes 56 seconds, a radius of 652.40 feet, and a chord of North 29 degrees 01 minute 46 seconds East 49.885 feet to an iron rod and the point of beginning, containing 217,958 square feet or 5.003 acres, more or less.

Being the same property conveyed to Kevin Ray White by Warranty Deed from Nicholas C. White and Tracey R. White, dated March 12, 2012 in Instrument No. 20120313-0021681, Register's Office of Davidson County, Tennessee.

Mary White, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject property as the spouse of Kevin Ray White.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4646 Heath Road, Nashville, TN 37221**

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 our hands this the 17 day of Oct 2024.

Kevin White
Kevin Ray White

Mary White
Mary White

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin Ray White and,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of Oct, 2024.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary White,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of October, 2024.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON