RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-26572-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1218710 DEEDWARR
12/20/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20241220-0099181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December 2024

NOTARY PUBLIC

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Thomas White 6303 James Ct Nashville, TN 37209	Same address as new owner	090-08-0-165

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIVE THOUSAND AND 00/100 Dollars ($205,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RUTH B. WHITE, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN THOMAS WHITE, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 16 on the Plan of Gailey Wood Subdivision (incorrectly spelled 'Galley' on prior two deeds), of record in Book 2663, page 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ruth B. White from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed for Tennessee dated December 4, 1998 and recorded December 11, 1998 in Book 11248, page 788, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 6303 James Court, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of December, 2024

GRANTOR(S)

Ruth B White

Ruth B. White

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Ruth B. White, 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.

WITNESS my hand and seal, this the 20th day of December, 2024.

Notary Public

Bryant L Grantham

Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Dec 20, 24 (date of document).

Jennifer L. Pennell

Dec 20, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of Dec, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

