THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1236329 DEEDWARR
02/11/2025 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250211-0010424

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Skylar White and Sandra White 1336 West Running Brook Road Nashville, TN 37209	New Owner	114-07-0-B-078.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christy Botts, Steve Hooten, Cadye Hooten, and Dylan Hooten**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Skylar Bernai White and Sandra Bernard White, as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being **Lot 54 on the Plan of Section Three, WESTCHASE**, of record in Instrument No. 20030807-0112290, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and description.

Being the same property conveyed to Cheryl Dennette Hooten and Christy Lynn Botts, their successors and assigns, by deed from Opal Christine Wilkins, reserving a Life Estate for Opal Christine Wilkins, of record in Instrument No. 20160901-0091970, Register's Office for Davidson County, Tennessee. Cheryl Dennette Hooten is now deceased, having died intestate on 01/04/2022. Her heirs at law are her husband, Steve Hooten, and her children, Cadye Hooten and Dylan Hooten, per Affidavit of Heirship filed at

Instrument No. ___202502110010423_____

_____, Davidson County Register of Deeds. Opal Christine Wilkins died on 04/22/2024, thus extinguishing her life estate in the property.

This property is commonly known as 1336 West Running Brook Road, Nashville, TN 37209*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 6TH **day of February, 2025:**

Christy Botts

Steve Hooten

Cadye Hooten

Dylan Hooten

COUNTY OF Williamson)
)
STATE OF TENNESSEE)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for said County and State, by the within named **Christy Botts, Steve Hooten, Cadye Hooten, and Dylan Hooten**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6TH day of February, **2025**:

NOTARY PUBLIC

N. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires: 5/9/26

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$490,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 6th DAY OF **February, 2025**:

Notary Public

My Commission Expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 2/6/25.

Affiant Signature

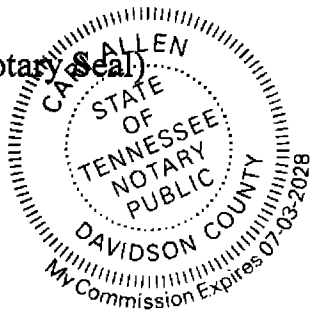
2/6/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 6 day of February, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 7-3-25