WARRANTY DEED

Karen Johnson
Batch # 1242103
02/28/2025 09 39 09 AM
Fees $13 00 Taxes $919 82

Davidson County
DEEDWARR
2 pgs

20250228-0014982

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,600 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 4/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S).:
Patrick W Finley and Claire Marie Finley	Patrick W Finley and Claire Marie Finley	91-11-1
(NAME) 404 Greenway Glenway	(NAME) 404 Greenway Glenway	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.. 20250020

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, I/we, **William G. White, an unmarried man** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Patrick W. Finley and Claire Marie Finley, 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.

Certain real property situate in the 20th Civil District of Davidson County, Tennessee, and described as follows.

Being Lot No 2 on the Revised Plan of Section One, Morrow Meadows, of record in Book 2083, page 105, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Gail White by Quitclaim Deed from S T White who retained a life estate, dated 07/14/2011 and filed of record in Instrument No. 20110714-0053889, Register's Office for Davidson County, Tennessee The said S.T White having died on or about 07/28/2018, terminating said life estate

The said Gail White having died intestate a citizen and resident of Davidson County, Tennessee on or about 11/13/2020 Pursuant to Affidavit of Heirship of record in Instrument No. 20211230-0172045, said Register's Office, the said Gail White is survived by her son, William G White her sole heir at law.

Gail White and Gail R White are one and the same person

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2300, page 421, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Unimproved ☐

This is improved ☒ property, known as 811 Morrow Road, Nashville, TN 37209
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 27th day of February, 2025

William G White

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William G. White, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of February, 2025.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY