Box 14

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste 502
Nashville, TN 37217
CT-25-608

Karen Johnson Davidson County
Batch # 1244693 DEEDWARR
03/10/2025 01 09 56 PM 2 pgs
Fees $13 00 Taxes $1,295 00

20250310-0017881

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of March, 2025

Notary Public

Commission Expires 7/17/2027

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Benjamin White 911 Tuckahoe Drive Madison, TN 37115	NEW OWNER	042-09-0-125 00

WARRANTY DEED

FOR AND IN 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,

Tonya Briley Williams, a married woman, Tammy J. Sides, an unmarried woman, and Cathy E. Briley Russell, a married woman, the sole heirs of John A. Briley, joined by Tonya Briley Williams, Administrator

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William B. White, an unmarried man, as to an undivided ninety nine percent interest (99.0%) (the "Individual Interest") and Robert C. White and wife, Lou Anne White, as to an undivided one percent (1.0%) interest (the "Entireties Interest"), with the Individual Interest, and Entireties Interest, as they relate to each other, being held as joint tenants with rights of survivorship

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, being Lot No 85 on the Plan of Section Two, Kemper Heights, as of record in Book 2331, Page 104, Register's Office for said County Said Lot No 85 fronts 120 feet on the Southerly side of Tuckahoe Drive, and runs back 449 3 feet on the Northerly line and 504 6 feet on the Southwesterly line, which is a broken line, to a dead line in the rear on which it measures 19 9 feet

Being the same property conveyed to John A Briley and wife, Dorothy J Briley by Warranty Deed from Robert Melvin Bard and wife, Captola B Bard of record in Book 3341, Page 564, Register's Office for Davidson County, Tennessee, dated February 09, 1962 and recorded on February 13, 1962 The said Dorothy J Briley died on or about January 29, 2015, leaving John A Briley as the surviving tenant by the entirety The said John A Briley having since died, intestate on January 02, 2024 Reference is made to the affidavit of heirship for John A Briley naming, Cathy E Briley Russell, Tammy J Sides, and Tonya Briley Williams as all of his heirs, of record in Instrument No 20250310-0017879 and in Instrument No 20250310-0017880, in said Register's Office
The property conveyed herein is not the place of residence of the Grantors or their spouses

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 911 Tuckahoe Drive, Madison, TN 37115

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 so 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

Dated this the 6th day of March, 2025

Tonya Briley Williams Admin.
Tonya Briley Williams, Administrator

Tonya Briley Williams
Tonya Briley Williams, Individually

Tammy J Sides
Tammy J Sides

Cathy E Briley Russell
Cathy E Briley Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2025, before me personally appeared Tonya Briley Williams, Administrator of The Estate of John A Briley, Tonya Briley Williams, individually, Tammy J Sides, Cathy E Briley Russell and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 6th day of March, 2025

Notary Signature
My commission expires 2.22.2026

COLLEEN ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/22/2026
WILLIAMSON COUNTY