Karen Johnson Davidson County
Batch# 1249524 DEEDWARR
03/24/2025 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250324-0021884

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2025.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
8 Ten Farm Trust	New Owner	033-01-0017.00
1228 Genelle Drive	3310 West End Ave Ste. 400	
Goodlettsville, TN 37072	Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Phillip D. Whitehead, married and Regina N. Sanders, married and Kristy M. Demarcus, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Cheryl Harris, Trustee for the 8 Ten Farm Trust

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Plantation Estates, Section III of record in Plat Book 3700, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Noal Dean Whitehead and wife, Bonnie Sue Whitehead by Warranty Deed from John B. Gibbs and wife, Betty L. Gibbs of record in Book 4187, page 746, Register's Office for Davidson County, Tennessee, dated September 26, 1967 and recorded on November 08, 1967. Bonnie Sue Whitehead died on or about December 9, 2016, leaving Noal Dean Whitehead as the surviving tenant by the entirety.

Being the same property conveyed to Noal Dean Whitehead, unmarried, Phillip D. Whitehead, married, Regina N. Sanders, married and Kristy M. Demarcus, married, as joint tenants with right of survivorship by Quitclaim Deed from Noal Dean Whitehead, unmarried of record in Instrument No. 20190204-0010442 Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on February 04, 2019. Noal Dean Whitehead has since passed on January 3, 2025 leaving Phillip D. Whitehead, Regina N. Sanders, and Kristy M. Demarcus as surviving tenants by the entirety. This was never a marital residence for Phillip D. Whitehead, Regina N. Sanders, and Kristy M. Demarcus.

This is improved property known as **1228 Genelle Drive, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of March, 2025.

Phillip D. Whitehead

Regina N. Sanders

Kristy M. Demarcus

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, Phillip D. Whitehead, and Regina N. Sanders and Kristy M. Demarcus, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of March, 2025.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

Lenders Title Company File No. 25-000894-626

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 3/21/2025 (date of document).

Affiant Signature

3/24/2025
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 24 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

