Karen Johnson Davidson County
Batch # 1255427 DEEDWARR
04/02/2025 10 53 02 AM 2 pgs
Fees $13 00 Taxes $9,342 50
20250402-0024987

PREPARED BY (AND RETURN TO)
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Ivey Title, LLC Ref: (DWMHT) Title No.: 63952
Dav. Co. File. Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
4400 Howell Place Trust 4400 Howell Place Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13003000800 and 13003000900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew K. White and Jana S. White, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan B. Harris, Trustee of the 4400 Howell Place Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

Tract A:
Land in Davidson County, Tennessee, being all of Lot No. 8 on the Plat of the Subdivision of Lots Nos 12 and 13 and the resubdivision of Lots 10 and 11 of Belle Meade Plan No 2 of record in Book 421, page 112, Register's Office for said County

Said Lot No 8 fronts 200 feet on the easterly side of Cherokee Circle and runs back between parallel lines 200 feet to a dead line.

Tract B·
Land in Davidson County, Tennessee, being the south 20 feet to the part of Howell Place abandoned by the City of Belle Meade, by ordinance 56-2 of record in Book 2546, page 602, and desribed as follows· beginning at a point on the easterly side of Cherokee Circle, the northwest corner of Lot No. 8 on the Plan of Subdivision of Lots 12 and 13, and the resubdivision of Lots 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, page 112, Register's Office for said County, running thence easterly along the northerly margin of said Lot No 8, 200 feet to the northeasterly corner of said Lot No 8; thence at right angles northerly 20 feet to the southeast corner of Tract No. 2, as described in deed from John F. House and wife, to Minos L. Fletcher, Jr, and wife, as of record in Book 2648, page 441, in said Register's Office; thence westerly and parallel with the northerly line of said Lot No. 8, 200 feet to the terminus of Howell Place, as now established, thence southwardly 20 feet to the point of beginning

Being the same property conveyed to Matthew K. White and Jana S. White, husband and wife, by Warranty Deed from Julia Hartzog Garcia and Mark Claiborne Hartzog, as devisees under the Last Will and Testament of Sylvia P Hartzog, dated May 15, 2023 and recorded on May 18, 2023 of record in Instrument No 20230518-0037477, Register's Office for Davidson County, Tennessee

Description Reference. The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to. Taxes for 2025, and subsequent years, All Matters shown on the Plan of record in Book 421, page 112, said Register's Office. No insurance is afforded as to the amount of acreage contained herein.

This is improved property, known as 4400 Howell Place, Nashville, TN 37205 and 0 Cherokee Circle, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21 day of March, 2025.

Matthew K. White Jana S. White

Jana S. White

State of Wyoming

County of Teton

On this 21 day of March, 2025, before me the undersigned authority, personally appeared Matthew K. White and Jana S. White, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires: 12/8/2028

JEREMY MACIK
Notary Public - State of Wyoming
Commission ID 157252
My Commission Expires Dec 8, 2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,525,000.00

Affiant

Sworn and subscribed before me this 31 day of March, 2025.

Notary

My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027