Karen Johnson Davidson County
Batch# 1260357 DEEDWARR
04/15/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,789.23
20250415-0028866

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $483,575.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of April, 2025.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jessica Lynn Wade and Stephanie Denise Brown	Old National Bank	064-04-0-019.00
(NAME)	(NAME)	
4544 Woodside Circle	PO Box 918	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Evansville, IN 47706	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Katrina Bethel White and Jack White, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jessica Lynn Wade, unmarried and Stephanie Denise Brown, unmarried, joint tenants with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Section I, Woodside Subdivision, of record in Book 5050, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KATRINA BETHEL WHITE, by deed from RUBY M SCHWEER, of record in Book 9095, page 325, dated September 27, 1993, said Register's Office.

KATRINA BETHEL WHITE, conveyed an interest in said property in order to create a tenancy by the entirety, unto JACK WHITE, HER HUSBAND, by Quitclaim Deed of record as Instrument No. 20131125-0121070, dated November 11, 2013, said Register's Office.

This property is __unimproved _X_improved property known as: 4544 Woodside Circle, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of April, 2025.

Katrina Bethel White

Jack White

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katrina Bethel White and Jack White, the herein bargainor, 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.

Witness my hand and official seal, this the 14th day of April, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 14 day of April, 2025.

Affiant Signature

Date 4/14/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

