WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,330,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2025

Notary Public

My commission expires 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp October 20, 2026
COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1260781
04/17/2025 11 00 00 AM
Fees $13 00 Taxes $4,921 00

Davidson County
DEEDWARR
2 pgs

20250417-0029404

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
128 Kenner Holdings, LLC	New Owner	116-03-0-062-00
211 Ensworth Place		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frederick W White and Kimberly L London, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

128 Kenner Holdings, LLC, a Tennessee Limited Liability Company

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 the northerly half of Lot No 11 on the Plan of Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract , of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Said part of Lot No 11 front 50 feet on the easterly side of Kenner Avenue and runs back between lines, 231 25 feet on the southerly line and 234 feet on the northerly line, to a dead line on which it measures 50.08 feet, more or less

Being all the same property conveyed to Frederick W White and Kimberly L London, husband and wife, by Warranty Deed dated November 20, 2020, from Christie Hauck and Melissa Hauck, husband and wife, of record in Instrument No. 20201123-0137254, said Register's Office for Davidson County, Tennessee

THE conveyance of the above described parcel of land is subject to the following:

1 All matters shown on the Plan of record in Plat Book 421, Page 100, said Register's Office for Davidson County, Tennessee

Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.

This is improved property known as 128 Kenner Avenue, 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(S) 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/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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

Witness my/our hand(s) this 16th day of April, 2025.

Frederick W White

Kimberly L London

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Frederick W White and Kimberly L London, husband and wife the within named 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.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2025.

Notary Public

My Commission Expires: 11/19/28

