Karen Johnson Davidson County
Batch# 1269211 DEEDWARR
05/06/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250506-0035243

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $800,000.00.

Affiant

Subscribed and sworn before me this the 5th day of May, 2025.

Notary Public
My commission expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Southern Spaces, LLC 401 Fesslers Lane Nashville, TN 37211	New Owner	115-03-0-074.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELVIN ROSS WHITE AND WIFE, TRACY WHITE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SOUTHERN SPACES, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 14 of Crest Meade, Section I, of record in Plat Book 2331, Page 153, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and detailed description of said lot.

BEING the same property conveyed to Elvin Ross White and wife, Tracy White by Warranty Deed from Ken C. Karger (also known as C. Ken Karger), dated 09/29/2000 and recorded 10/12/2000 in Instrument No. 20001012-0101354, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 764 Georgetown Dr, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of May, 2025.

Elvin Ross White

Tracy White

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elvin Ross White and Tracy White, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2025.

My commission expires:
7/17/2028

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 05/06/2025.

Affiant Signature

05/06/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/06/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY