# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1270304 DEEDWARR
05/07/2025 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20250507-0035880

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/2028
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0558 (Seller)

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S) |
|---|---|---|
| Brannagh McIntyre Shirley etal | New Owner | |
| (NAME) | (NAME) | |
| 5142 Lickton Pike | | 023-00-0-069.00 |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty Thousand And No/100 Dollars ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LLOYD WAYNE WHITE, single AND WHITNEY E. LEE, single,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANNAGH SHIRLEY AND DAVID SHIRLEY, MARRIED TO EACH OTHER AND MICHELLE MCINTYRE AND BRIAN MCINTYRE, MARRIED TO EACH OTHER,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Tenth (formerly the 22nd) Civil District of Davidson County, described as follows:

Beginning at a point in the center line of Lickton Pike, the Southeast corner of this tract, and the Southwest corner of a tract conveyed to R.H. Exm and wife, by deed of record in Book 1018, page 601, Register's Office for said County, thence along the center line of Lickton Pike, S 36.5 deg. W. 957 feet to a point; thence N 37 deg. 45 min. W 1107 feet to an iron pin; thence N 45 deg. E 82.5 feet; thence N 31.5 deg. E 99 feet; thence N 45 deg. E 206.2 feet; thence N 5.5 deg. W 132 feet to a 36-inch beech tree; thence S 84 deg. E along the South line of lands belonging to True, formerly Cummings or Wrather, 508.2 feet; thence S 79.4 feet; thence S 51 deg. 15 min. E 594 feet to the point of beginning, containing 19.5 acres according to a survey made by George W. Watkins, Surveyor , on March 20, 1951.

**INCLUDED in the above described property, but specifically EXCLUDED therefrom**, is a 5 acre tract of land conveyed to James Michael Loveday and wife, Anita Gay Loveday, by deed of record in Book 9579, page 493 and corrected in Book 11631, page 385; Register's Office for Davidson County, Tennessee, more specifically and particularly described as follow, to-wit:

Being tract of property in the 11th Concilmanic District of Davidson County, Tennessee and being a portion of that property conveyed to B. L. Blaylock, et ux, in [deed] Book 2435, page 611, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, dated November 28, 1994, and revised June 30, 1999, as follows:

Beginning at a set iron pin in the Westerly margin of Lickton Pike, said pin being the most East-Northeast corner of therein described tract and being a common corner to the Betty Ann Hudgins property ([deed] Book 5401, page 787, Register's Office for Davidson County, Tennessee) thence with said margin South 36 deg. 27 min. 35 sec. West, 397.58 feet, passing an iron pin at 337.58 feet to a point; thence now leaving said margin with a new line, North 36 deg. 31 min. 43 sec. West, 699.86 feet to a point, said point, said point being located North 22 deg. 42 min. 30 sec. East, 65.30 feet from an iron pin; thence North 22 deg. 42 min. 30 sec. East, 211.99 feet to a point; thence South 77 deg. 32 min. 32 sec. East, 122.30 feet to a point; thence South 09 deg. 47 min. 24 sec. East, 40.74 feet to a 30 inch elm tree, thence South 50 deg. 06 min. 38 sec. East, 579.51 feet to the point of beginning, containing 5.00 acres, more or less.

Being property conveyed to Lloyd White, Jr., a single person by Warranty Deed from Lloyd Thomas Owen, Jeffrey Owen, Diane Higgins and Anita Gay Loveday of record in Instrument No. 20150824-0085294, RODC, TN and Being the same property conveyed to Lloyd Wayne White by Quitclaim Deed from Lloyd White, Jr. of record in Instrument No. 20180410-0033566, RODC, TN; and Being the same property conveyed to Lloyd Wayne White and wife, Whitney E. Lee by Quitclaim Deed from Lloyd Wayne White of record in Instrument No. 20230209-0009509 ,RODC, TN and The said Lloyd Wayne White and Whiteny E Lee aka Whitney Erica Lee, having since divorced with Final Judgment of Divorce approved the Marital Dissolution Agreement in the Third Circuit Court for Davidson County, TN case No. 23D-1313.

This property, known as 5142 Lickton Pike, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 29th day of April, 2025.

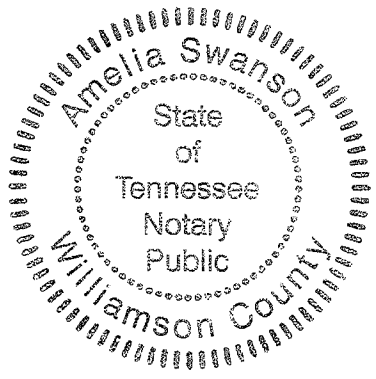
Lloyd Wayne White

Whitney E. Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 20 25, before me personally appeared Lloyd Wayne White and Whitney E. Lee, 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.

Notary Public
My Commission Expires: 3-23-27



# Certificate of Authenticity

I, Joshua A. Terry, 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 4/29/2025.

Affiant Signature – Joshua A. Terry

5/2/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/2/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27