RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson
Batch # 1277135
05/23/2025 10 23 41 AM
Fees $23 00 Taxes $2,774 63

Davidson County
DEEDWARR
4 pgs

20250523-0040744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES 11/12/2026

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Torne White and Sandy White	NEW OWNER	
(NAME)	(NAME)	104-14-0-041.00
2129 West Linden Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MAEVE E. MCCONVILLE AND SPOUSE, RITA M. PIRKL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TORNE WHITE AND SANDY WHITE, HUSBAND AND WIFE,** 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·

Two parcels of land in Davidson County, Tennessee, described as follows:

PARCEL 1: Being part of Lot Nos. 16 and 17 on the map of Sharondale Subdivision, of record in Book 332, Page 119, and being Lot No. 3 on an unrecorded map of W.T. Clark's Subdivision and described according to a copy of a survey thereof made by S.R. Sanford, Jr., Surveyor, October 26th, 1947, as follows:

Beginning at a point in the Southeasterly margin of Woodlawn Drive or Avenue at the corner of Lot Nos. 2 and 3; said point likewise being 120.3 feet Southwest of the right-of-way line of the Tennessee Central Railroad as measured along the margin of Woodlawn Avenue, which is a slight curve; thence with the line between Lot Nos. 2 and 3 Southeasterly 164 feet to a point; thence South 43 degrees 30 minutes West 55 feet to the corner of Lot Nos. 3 and 4; thence with the line between said lots, Northwesterly 164 feet to the margin of Woodlawn Drive; thence with the margin of same, Easterly around a slight curve, 60 feet to the beginning.

PARCEL 2: Being part of the Easterly one-half of Lot No: 16 on the plan of Sharondale, as of record in Book 332, Page 119, Register's Office for said County, described as follows:

Beginning at the corner of Lot Nos. 15 and 16 and the Southwesterly margin of Tennessee Central Railroad right-of-way; thence with the line between Lot Nos. 15 and 16, Southwestwardly 155 feet; thence Northwestwardly 75 feet, more or less; thence Northeastwardly 157 feet, more or less, to the Southwesterly margin of Tennessee Central Railroad right-of-way; thence with said right-of-way, Southeastwardly 58 feet to the corner of Lot Nos. 15 and 16, the point of beginning.

Included in the above description but excluded from this conveyance are the following tracts conveyed to the State of Tennessee by deed of record in Book 4737, Page 341, Register's Office for Davidson County, Tennessee.

PARCEL 1: Beginning at the point of intersection of the South margin of Woodlawn Drive and the East boundary of this property; said point being Westwardly 120.3 feet from the West right of way of the Tennessee Central Railroad; thence along the said East boundary South 35 degrees east 2.5 feet to a point; thence South 50 degrees 23 minutes West 59.7 feet to a point in the said South margin; thence along the said South margin north 48 degrees East 60.0 feet to the point of beginning.

PARCEL 2: Beginning at a point in the east boundary described above, said point being South 35 degrees East 164.0 feet from the said south margin of Woodlawn Drive; thence North 48 degrees 30 minutes East 102.0 feet to a point in the West right of way described above; thence along the said West right of way Southwardly along a curve left having a radius of 1482.4 feet for 60.0. feet to a point; thence south 43 degrees 30 minutes west 96.6 feet to a point; thence north 38 degrees 30 minutes west 67.7 feet to the point of beginning.

Being the same property conveyed to Maeve E. McConville by Warranty Deed from Carolyn Marie Ricketts, Executrix for the Estate of William E. Morgan of record in Book 11400, page 21, Register's Office for Davidson County, Tennessee, dated March 23, 1999.

Being the same property conveyed to Maeve E. McConville by Quitclaim Deed from Lovetta Lynn McCord of record in Instrument No. 20030326-0039696 Register's Office for Davidson County, Tennessee, dated March 17, 2003.

Being the same property conveyed to Maeve E. McConville by Quitclaim Deed from Carolyn Marie Ricketts of record in Instrument No. 20030326-0039697 Register's Office for Davidson County, Tennessee, dated March 17, 2003.

Being the same property conveyed to Maeve E. McConville by Quitclaim Deed from Vivian Witherow of record in Instrument No. 20030326-0039698 Register's Office for Davidson County, Tennessee, dated March 17, 2003.

Being the same property conveyed to Maeve E. McConville by Quitclaim Deed from Linda Morgan of record in Instrument No. 20030326-0039699 Register's Office for Davidson County, Tennessee, dated March 17, 2003.

Being the same property conveyed to Maeve E. McConville and spouse, Rita M. Pirkl by Quitclaim Deed from Maeve E. McConville of record in Instrument No. 20161130-0125444 Register's Office for Davidson County, Tennessee, dated November 28, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2821 Woodlawn Drive, Nashville, TN 37215
(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 my hand this 16 day of May, 2025

MAEVE E. MCCONVILLE

RITA M PIRKL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maeve E. McConville and Rita M. Pirkl, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2025.

Commission expires: See attached.

Notary Public

CI2025-547

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

File No: _____

APN No: _____

STATE OF California)SS
COUNTY OF San Diego)

On May 16, 2025 before me, C Long , Notary Public, personally appeared Maeve E McConville and Rita M Pirkl

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

SAMR1 C. LONG COMM # 2366860 NOTARY PUBLIC CALIFORNIA SAN DIEGO COUNTY Commission Exp: July 26, 2025 SAMR1

This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

_____ _____

Name of Person or Entity Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

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