Karen Johnson Davidson County
Batch# 1280913 DEEDWARR
06/03/2025 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20250603-0043631

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-01-2028

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$1,350,000.00**

Subscribed and sworn to before me this 30th day of May, 2025.

**Notary Public** **Affiant**
My Commission Expires: 6/1/28

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **ALLCO PROPERTIES LLC**<br>**PO Box 641**<br>**Greenbrier, TN 37073** | Same as New Owner | **018-16-0-221.00**<br>**018-16-0-222.00**<br>**018-12-0-100.00** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Billy Joe Bratcher, a married man**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **ALLCO PROPERTIES LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**TRACT 1**

**Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Final Plat of D. L. White Hills Subdivision, of record as Instrument No. 20190723-0072224, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**TOGETHER with an ingress/egress easement as set forth on the plat of record in Book 8250, page 77, said Register's Office.**

**TOGETHER with that portion of Williams Avenue and Central Avenue included in said property abandoned by the City of Goodlettsville by ordinance of record in Ordinance No. 91-453 and Ordinance No. 92-463.**

**Being the same property conveyed to BILLY JOE BRATCHER, MARRIED, by deed from DAVID LAWRENCE WHITE AND WIFE, NANCY G. WHITE, AND JANE LARMON WHITE, UNMARRIED, of record as Instrument No. 20200407-0036567, dated April 2, 2020, said Register's Office.**

**TRACT 2**

**Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Plat of D. L. White Hills Subdivision, of record as Instrument No. 20190723-0072224, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**TOGETHER with an ingress/egress easement as set forth on the plat of record in Book 8250, page 77, said Register's Office.**

**TOGETHER with that portion of Williams Avenue and Central Avenue included in said property abandoned by the City of Goodlettsville by ordinance of record in Ordinance No. 91-453 and Ordinance No. 92-463.**

**Being the same property conveyed to BILLY JOE BRATCHER, MARRIED, by deed from DAVID LAWRENCE WHITE AND WIFE, NANCY G. WHITE, AND JANE LARMON WHITE, UNMARRIED, of record as Instrument No. 20200407-0036570, dated April 2, 2020, said Register's Office.**

**TRACT 3**

**Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Final Plat of D. L. White Hills Subdivision, of record as Instrument No. 20190723-0072224, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**TOGETHER with an ingress/egress easement as set forth on the plat of record in Book 8250, page 77, said Register's Office.**

**TOGETHER with that portion of Williams Avenue and Central Avenue included in said property abandoned by the City of Goodlettsville by ordinance of record in Ordinance No. 91-453 and Ordinance No. 92-463.**

**Being the same property conveyed to BILLY JOE BRATCHER, MARRIED, by deed from DAVID LAWRENCE WHITE AND WIFE, NANCY G. WHITE, AND JANE LARMON WHITE, UNMARRIED, of record as Instrument No. 20200407-0036573, dated April 2, 2020, said Register's Office.**

**This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th day of May, 2025.

X _____
**Billy Joe Bratcher**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **Billy Joe Bratcher ,** the within named Bargainors, 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 at Goodlettsville, Tennessee this the 30th day of May, 2025.

My Commission Expires: 11/26/2028 _____
NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

## CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **5/30/2025** [DATE].

**AFFIANT SIGNATURE**

**5/30/2025**
**DATE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Sworn to and subscribed before me on this the **30th** day of **May**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

