PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

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

Karen Johnson
Batch # 1284719
06/16/2025 11 22 59 AM
Fees $13 00 Taxes $1,080 40

Davidson County
DEEDWARR
2 pgs

20250616-0046784

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$292,000.00**

Subscribed and sworn to before me this 6th day of June, 2025

Kim Murray / Janice Collins

Notary Public / **Affiant**

My Commission Expires 3/7/26

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel No(s)
Jessica Rose McFarland & Roger Lawrence Harvey **331 Duling Avenue** **Madison, TN 37115**	Same as New Owner New Owners	**043-09-0-238.00**

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 **JAMES R. WHITE AND CONNIE B. WHITE, HUSBAND AND WIFE**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **JESSICA ROSE MCFARLAND, AN UNMARRIED WOMAN, AND ROGER LAWRENCE HARVEY, AN UNMARRIED MAN, AND BRIAN P HARVEY, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 34 of Block B, on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 34 fronts 50.5 feet on the northerly side of During Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Mary S. Bradley by Warranty Deed from C.V. Bradley and wife, Roxie S. Bradley of record in Book 4894, page 140, Register's Office for Davidson County, Tennessee, dated February 24, 1975 and recorded on March 6, 1975.

Being the same property conveyed to Mary Virginia Malcolm, for Life, Remainder to Dan Bradley and Connie B. White by Quitclaim Deed from Mary Virginia Malcolm, formerly known as Mary S. Bradley, un-married of record in Instrument No. 20120120-0005866, Register's Office for Davidson County, Tennessee, dated January 20, 2012 and recorded on January 20, 2012 and re-recorded on May 8, 2012 in Instrument No. 20120508-0039527.

Mary Virginia Malcolm died on or about August 8, 2014, thereby relinquishing her Life Estate.

Being the same property conveyed to James R. White and wife, Connie B. White by Quitclaim Deed from Dan Bradley, and Connie B. White, (siblings) of record in Instrument No. 20141121-0107616 Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on November 21, 2014.

This is improved property known as: 331 Duling Avenue, Madison, TN 37115

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 6th day of June, 2025

James R. White

Connie B. White

Connie B. White

STATE OF FLORIDA
COUNTY OF VOLUSIA

Personally appeared before me, ANGELA M. SLAGLE a Notary Public in and for said County and State, **James R. White and Connie B. White,** 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 6th day of June, 2025.

IN PRESENCE OF FLORIDA DTS. LLC.

My Commission Expires. 5/22/2028

NOTARY PUBLIC ANGELA M. SLAGLE

ANGELA M. SLAGLE
Notary Public - State of Florida
Commission # HH 530403
My Comm. Expires May 22, 2028
Bonded through National Notary Assn.