Karen Johnson Davidson County
Batch# 1291420 DEEDWARR
06/27/2025 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20250627-0050932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified In Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-LS-25-1515

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Woods Brothers Investment Group, LLC	**New Owner**	
(NAME) **542 Southgate Ave**	(NAME) **Same as new owner**	**105-07-0-408.00**
(ADDRESS) **Nashville, TN 37202**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEAH CRAIG, KAYLA BACA, RAYNETTA WHITE, REGINALD WHITE, MELVIN WHITE, WALTER WHITE JR, KENNETH WHITE, RICKEY WHITE, CARLA OGBURN, LECHOLA OGBURN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WOODS BROTHERS INVESTMENT GROUP, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Lot No. 30 as shown on the Plan of Rains Spring, of record Plan Book 1, page 109, Chancery Court of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 30 fronts 50 feet on the westerly side of Cherry Street, extended, formerly the Nolensville Turnpike, and runs back, between parallel lines, about 210 feet on the northerly line and about 247 feet on the southerly line, be the same more or less, to an alley.

Being the same property conveyed to Clyde A. White, Carl A. White, and Samuel Percy White, as tenants in common from Sadie B. Goodman, Administratrix of the Estate of Senora White Green by Quitclaim Deed of record in Book 4902, Page 49 in the Register's Office for Davidson County, Tennessee.

The said Clyde White having since died unmarried and intestate on 8/18/1983 and leaving no issue. His interest in the property vesting in his surviving brothers Carl White and Samuel White as evidenced by affidavits of heirship of record in Instrument Number 20250627-0050743 and 20250627-0050744 in the Register's Office for Davidson County, Tennessee.

The said Carl White having conveyed his interest in the property to Carl White and Wife, Elsie White, as tenants by the entireties by Quitclaim Deed of Record in Book 6210, Page 269 in the Register's Office for Davidson County, Tennessee.

The said Carl White having since died intestate on October 8, 1985 with his interest in the property vesting in Elsie White as surviving tenant by the entirety.

The said Elsie L. White having since conveyed her interest in the property to Elsie L. White and Tajuana L. D. White, as joint tenants with right of survivorship, by Corrected Quitclaim Deed from Elsie L. White, a widow, of record in Book 6712, Page 553, in the Register's Office for Davidson County, Tennessee, dated November 19, 1985, and recorded on November 19, 1985.

Elsie L. White died on intestate on February 13, 2003 with her interest in the property vesting in Tajuana L. D. White as tenant by right of survivorship.

The said Samuel White having since died unmarried and intestate on August 9th, 1988 with his interest in the property vesting at death in Raynetta White, Reginald White, Melvin White, Jennifer White, Carolyn White, and Walter White, as his sole surviving heirs at law as evidenced by affidavits of heirship of record in Instrument Numbers 20250627-0050743 and 20250627-0050744 in the Register's

Office for Davidson County, Tennessee.

The said Walter White having since died unmarried and intestate on July 18, 2000 with his interest in the property vesting in Walter White, Jr and Kenneth White as evidenced by affidavits of heirship of record in Instrument Numbers 20250627-0050743 and 20250627-0050744 in the Register's Office for Davidson County, Tennessee.

The said Carolyn White having since died intestate on January 8, 2003 with her interest in the property vesting in Tajuana L.D. White More, Rickey White, Carla Ogbrn, and Lechola Ogburn as evidenced by affidavits of heirship of record in Instrument Numbers 20250627-0050744 and 20250627-0050743 in the Register's Office for Davidson County, Tennessee.

The said Jennifer White having since died intestate on June 6, 2016 unmarried and without issue. Her interest in the property vesting in the aforementioned Raynetta White, Reginald White, and Melvin white as evidenced by affidavits of heirship of record in Instrument Numbers 20250627-0050744 and 20250627-0050743 in the Register's Office for Davidson County, Tennessee.

The said Tajuana L.D. White More having since died intestate. Her interest in the subject property vested at her death in Leah Moore and Kayla Baca as her surviving heirs at law as evidenced by Affidavit of Heirship of Record in Instrument Number 202506270050930 and 202506270050931 the Registers Office for Davidson County, Tennessee.

The said Carla Ogburn hereby executes this Deed, having been duly authorized to sign all necessary documents to effectuate the conveyance of the subject property to the Grantee; pursuant to "Amended Order Approving Petition to Approve Purchase and Sale Agreement" in Docket Number 23-1237-II in The Chancery Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1515 4th Ave S, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF JUNE, 2025.

Carla Ogburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carla Ogburn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 24th DAY OF JUNE, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **6/24/2025** (date of document).

Affiant Signature

Date **6/24/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **24** day of **June**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027