	TRANSACTION EXEMPT FROM RECORDATION TAXES – TRANSFER TO MUNICIPALITY. Karen Johnson Davidson County Batch# 1291742 DEEDWARR 06/30/2025 11:44:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250630-0051344

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	EXEMPT	**0400000900**
1600 2nd Ave. N		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jeffery George

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Metropolitan Government of Nashville and Davidson County, Tennessee

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:

Land in Davidson County, Tennessee, being Lot No. 5, Plan of the Subdivision of part of the Clyde L. Owens Tract, not of record, and being more particularly described according to a survey made by Cantrell, Connell & Morrison, Engineers, July, 1952, as follows:

Beginning at a point on the easterly margin of Whites Creek Pike, 706.5 feet southerly from the southwest corner of the Larry F. Capps' property, said point also being the southwest corner of Lot No. 4 on the Plan, conveyed to C.L. Wheeler, Jr., by deed from Clyde L. Owens and wife, as of record in Book 1206, page 289, Register's Office; thence with the easterly margin of said Pike, southwardly 150 feet; thence North 82° 24' East 254.20 feet to the southwest corner of a 14.06 acre tract of land shown on said survey conveyed to Gus H. Capps by deed from Clyde L. Owens and wife, as of record in Book 2134, page 313, said Register's Office; thence with the western boundary line of said Capps' property, North 18° 02' West 196 feet to the southeast corner of said Lot No. 4 owned by Wheeler; thence with the line between said Lots No. 4 and 5, westwardly 250 feet to the beginning.

Being the same property conveyed to Jeffery George, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated December 23, 2024, of record in Instrument No. 20241227-0100337, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that subject property has never been the primary residence of Grantor, his spouse, or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4665 Whites Creek Pk, Whites Creek, TN 37189.

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 in 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.

_____ Date: June 30, 2025
Jeffery George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jeffery George, the within named Grantor(s), 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.

Witness my hand, at office, this 30 day of June, 2025.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 7/20/27

Certificate of Authenticity

I, Kevin Crosmer, 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 6/30/25.

Date

Affiant Signature

6/30/25

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 30 day of June, 2025.

Notary's Signature
My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.