Box 14
2025-94-SH

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2025.

Notary Public

My commission expires. 7/17/2027

(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1315338
08/27/2025 09 59 20 AM
Fees $13 00 Taxes $6,290 00

Davidson County
DEEDWARR
2 pgs

20250827-0068563

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ronald P. Hitchcock	**"NEW OWNER"**	**145-07-0-013.00**
1625 North Fairfax Avenue		
Los Angeles, CA 90046		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roger C. White and Lane O. White, husband and wife

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

Ronald P. Hitchcock, an unmarried man

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. 14 on the Plan of Villa Estates, as of record in Plat Book 3600, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereto.

BEING the same property conveyed to Roger C. White and Lane O. White, husband and wife by Warranty Deed dated September 17, 2009, from Marilyn G. Shriver, unmarried, of record in Instrument No. 20090924-0088933, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 3600, Page 66, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in Book 3829, Page 772 and in Book 3919, Page 827, said Register's Office.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 5053 Villa Crest Drive, Nashville, TN 37220.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 22nd day of August, 2025.

Roger C. White by MBoyd, Attorney-in-Fact
Roger C. White
By Mike Boyd, Attorney-in-Fact

Lane O. White by MBoyd, Attorney-in-Fact
Lane O. White
By Mike Boyd, Attorney-in-Fact

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Mike Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Roger C. White and Lane O. White, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Roger C. White and Lane O. White, for the purpose therein contained, by signing the names of Roger C. White ad Lane O. White, by himself as their Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2025.

My Commission Expires: 7/17/2027

Notary Public

This instrument is being executed on behalf of Roger C. White and Lane O. White pursuant to a Specific Power of Attorney executed by them on the 21st day August, 2025, of record in Instrument No. 20250827-0068562 **, said Register's Office for Davidson County, Tennessee.**