WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330315 DEEDWARR
10/03/2025 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,441.63
20251003-0079196

File #25-DW-0510-C

(SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary White and Bonnie White	Lending Hand Mortgage, LLC	
(NAME)	(NAME)	
510 Patterson Street	510 Lentz Drive	**133 01 0 052.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Madison, TN 37115	
(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,

CAROLINE WHITMORE AND ALEXANDER WHITMORE, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ZACHARY WHITE AND BONNIE WHITE, HUSBAND AND WIFE,

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 in Davidson County, Tennessee, being Lot(s) 62, as shown on the map entitled PATTERSON'S SUB OF MAPLE HILL, of record in Book 332, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Caroline Silvestri an unmarried woman and Alexander Whitmore, an unmarried man, by Warranty Deed from Eugene Collins, unmarried, of record in Instrument No. 20170309-0023305, in the Register's Office for Davidson County, Tennessee, dated March 8, 2017 and recorded on March 9, 2017.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PATTERSON'S SUB OF MAPLE HILL, as recorded in Plat Book 332, Page(s) 75.
* Any and all existing easements and restrictions as shown of record not stated herein

Caroline Silvestri is one and the same as Caroline Whitmore and is now married to Alexander Whitmore

This is ____ **unimproved** __X___ **improved** property known as: 510 Patterson Street, Nashville, TN 37211.

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 1 day of October, 2025.

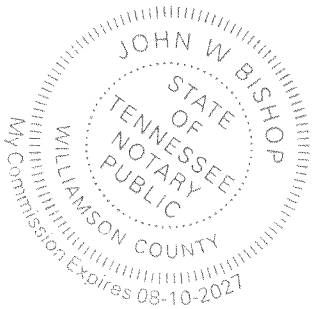
Caroline Whitmore
Caroline Whitmore

Alexander Whitmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of October, 2025, before me personally appeared Caroline Whitmore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. J.B.

Witness my hand, at office, this 2nd day of October, 2025.

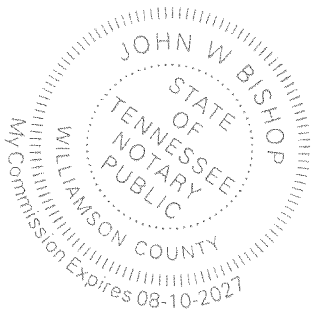


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of October, 2025, before me personally appeared Alexander Whitmore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. J.B.

Witness my hand, at office, this 2nd day of October, 2025.



Notary Signature
My commission expires:

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 10 - 1, 2025.

Affiant
Date: October 3 ,2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 day of October, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

