RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1336284
10/21/2025 10 51 17 AM
Fees $13 00 Taxes $832 50

Davidson County
DEEDWARR
2 pgs

20251021-0083710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeff Brown and Matt Cannata	New Owner	
(NAME)	(NAME)	
2718 McKeige Dr		096-09-0-106 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **FELICIA WHITE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF BROWN AND MATT CANNATA,** 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. 22, on the plan of Perry Heights, as of record in Book 2900, page 18, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Betty C. Rainey, unmarried by Warranty Deed from Hardin D. Hill, unmarried of record in Book 8424, Page 708, Register's Office for Davidson County, Tennessee, dated August 19, 1991 and recorded on August 21, 1991. Betty C. Rainey, also known as Betty Carolyn Graham died on July 22, 2025. Felicia White is the devisee of the Real Property herein under the Will of Betty Carolyn Graham, admitted to Probate under docket number 25P1663, Probate Court of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2718 McKeige Dr, Nashville, TN 37214
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 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

JW2025-1283

Witness my hand this 14th day of October, 2025

FELICIA WHITE

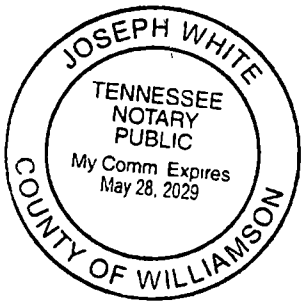
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 14th day of October, 2025.

Commission expires



Notary Public

JW2025-1283