WARRANTY DEED

File #2025101417

Karen Johnson
Batch # 1347503
11/18/2025 10:25:10 AM
Fees: $13.00 Taxes: $2,534.50

Davidson County
DEEDWARR
2 pgs

20251118-0091674

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF VANESSA E. ALLEN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Torne White and Sandra White	CASH	104-14-0-046.00
(NAME) 2928 Westmoreland Dr.	(NAME) SAME	
(ADDRESS) Nashville, TN 37212	(ADDRESS) as owner	
(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, I/WE, **Virginia F Barksdale, trustee of The Virginia F Barksdale Revocable Living Trust dated 7/31/2006,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Torne White and Sandra White, husband and wife,** 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 the easterly 75 feet front of Lot No.15 on the plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said county.

Said part of Lot No. 15 fronts 75 feet on the northerly margin of Westmoreland Drive and runs back 185 feet on its easterly line, with the westerly line of Lot No. 16 on said plan and on its westerly line 180 feet, more or less, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Vernon D. Barksdale and wife Virginia F. Barksdale by Warranty Deed from Mrs. Minnie Shane Bailey, Mrs Florence Lacy Oliver, Alan S. Lacy and David Paul Lacy of record in Book 4129, Page 305, Register's Office for Davidson County, Tennessee, dated April 21, 1967 and recorded on May 9, 1967.

Being the same property conveyed to Virginia Fitch Barksdale by Final Decree of Absolute Divorce Deed from Vernon D. Barksdale of record in Instrument No. 20090728-0070662 Register's Office for Davidson County, Tennessee, dated June 1, 2009 and recorded on July 28, 2009.

Being the same property conveyed to Virginia F. Barksdale, Trustee, The Virginia F. Barksdale Revocable Living Trust dated July 31, 2006 by Quit Claim Deed from Virginia Fitch Barksdale of record in Instrument No. 20091214-0113796 Register's Office for Davidson County, Tennessee, dated November 17, 2009 and recorded on December 14, 2009.

The said Virginia F Barksdale. having since died on 6/19/2025, vesting Daniel Ray Barksdale, as her heir at law.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as **2928 Westmoreland Drive, Nashville,TN,37212**

(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.

Witness our hands this 14th day of November, 2025.

Virginia F Barksdale, trustee of The Virginia F Barksdale Revocable Living Trust dated 7/31/2006

BY: Daniel Ray Barksdale First Successor trustee

Daniel Ray Barksdale, First Successor Trustee

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Daniel Ray Barksdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

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

Commission expires: 6/22/26

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC VANESSA E. ALLEN RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128