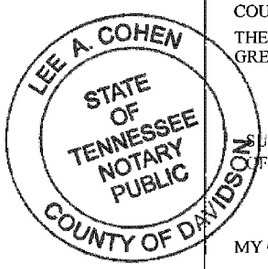
Karen Johnson Davidson County
Batch# 1348244 DEEDWARRSP
11/20/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20251120-0092682



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,575,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MCKEOWN GROUP, LLC	**SAME**	**069-04-0-038.00**
(NAME) **213 WHITSETT RD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PHYLLIS N. FRAZIER, MICHAEL WHITE, PENELOPE CLARDY AND NICHOLAS WHITE, BEING ALL THE HEIRS AT LAW OF CANNONBALL WHITE, DECEASED,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCKEOWN GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 2, as shown on the map entitled Resubdivision of 4010 Clarksville Pk. & O.E. Fairview Dr., of record as Instrument No. 20210810-0107452, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being all of the same property conveyed to CANNONBALL WHITE, by deed from BRAD DODGE, A SINGLE MAN, of record as Instrument No. 20180809-0078835, dated July 9, 2018, said Register's Office.

Also being a portion of the same property conveyed to CANNONBALL WHITE, by deed from WORD OF LIFE CHRISTIAN CENTER, INTERNATIONAL, of record as Instrument No. 20180809-0078834, dated July 9, 2018, said Register's Office.

CANNONBALL WHITE died intestate on or about November 26, 2023, leaving PHYLLIS N. FRAZIER, MICHAEL WHITE, PENELOPE CLARDY, AND NICHOLAS WHITE as his only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20250416-0029102, said Register's Office. The Administration of the Estate of Cannonball White is filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 24P656.

See Limited Power of Attorney for Nicholas White of record in Instrument No. 20251017-0082954, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20210810-0107452; Easements of record in Instrument No. 20170807-0080420; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181210-0119940; Easement of record in Instrument No. 20241107-0086950, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(X) property, known as **4010 CLARKSVILLE PIKE, NASHVILLE, TN 37218**
(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 successors 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; 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 successors and assigns, against the lawful claims of all persons **claiming by, through or under said GRANTORS, but not otherwise.** 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 19th day of November, 2025.

PHYLLIS N. FRAZIER

MICHAEL WHITE

PENELOPE CLARDY

NICHOLAS WHITE
By: Michael White, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Phyllis N. Frazier, Michael White, and Penelope Clardy,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of November, 2025.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2025, before me personally appeared **MICHAEL WHITE, Attorney in Fact for Nicholas White,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Nicholas White pursuant to Limited Power of Attorney of record in Instrument No. 20251017-0082954, Register's Office for Davidson County, Tennessee**, and who acknowledged that he executed the same as the free act and deed of **Nicholas White.**

Witness my hand and official seal at office this 19th day of November, 2025.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 November 19, 2025

Affiant Signature

November 19, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 19 day of November, 20 25.

Notary Public

Notary's Seal:

