THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052613

Karen Johnson Davidson County
Batch # 1349749 DEEDWARR
11/21/2025 10 31 54 AM 2 pgs
Fees $13 00 Taxes $2,775 00

20251121-0093174

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000 00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2025

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Rosemary Claire White and Joseph White 6313 Percy Drive Nashville TN 37205	New Owner	Tax Parcel ID No 129 12 0 016 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA Innovations, LLC, as Custodian FBO Christopher Marchetti, IRA** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rosemary Claire White, a single woman and Joseph White, a married man, as joint tenants with right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 210 on the Plan of WARNER PARK VALLEY, SECTION 1, as of record in Plat Book 3600, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete accurate legal description

Being the same property conveyed to IRA Innovations, LLC as Custodian FBO Christopher Marchetti, IRA, by Warranty Deed from Robert Candler Macdonell, III and Wife, Megan Laura Seling, of record in Instrument No 20250811-0063377, in the Register's Office of Davidson County, Tennessee, dated August 05, 2025 and recorded on August 11, 2025

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2026 and thereafter, not yet due and payable

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 SECTION 1, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 12-14

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3466, Page 89, as amended in Book 3577, Page 511, Book 3702, Page 465 and Book 3770, Page 81

Easement for the flow of the waters of Vaughns Gap Branch, and the rights of the public therein

Rights of upper and lower riparian owners to the flow of the waters of the Vaughns Gap Branch, free from diminution or pollution

This is improved property located at 6313 Percy Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2025

IRA Innovations, LLC as Custodian FBO Christopher Marchetti, IRA

BY Elisha Holcombe, Authorized Representative

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF ~~DAVIDSON~~ Shelby)

Before me, the undersigned, of the State and County aforesaid, personally appeared Elisha Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Representative (or other officer authorized to execute the instrument) of IRA Innovations, LLC, as Custodian FBO Christopher Marchetti IRA, the within named bargainor, and that she as such authorized representative has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized representative

Witness my hand, at office, this 20th day of November, 2025

Meagan Suzette Glass
Notary Public
My Commission Expires 8/8/2029

