Karen Johnson Davidson County
Batch # 1386627 DEEDWARR
02/27/2026 03:39:22 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20260227-0015815

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$280,000.00~~ $268,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2026.

Notary Public
My commission expires: 05/08/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WRH-260

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RHOW Properties, LLC, a Tennessee limited liability company	**New Owner**	**06900024000**
400 Ewing Drive		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Phyllis Frazier and Michael White and Nicholas White and Penelope Clardy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RHOW Properties, LLC, a Tennessee limited liability company

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. 1 on the plan of Final Plat of the Resubdivision of 4010 Clarksville Pk & 0 E. Fairview Dr, a plat of which is of record in Instrument Number 20210810-0107452, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Cannonball White by Warranty Deed from Word of Life Christian Center, International, of record in Instrument No. 20180809-0078834, Register's Office for Davidson County, Tennessee, dated July 1, 2018, and recorded August 9, 2018; and being a portion of the same property conveyed to Cannonball White by Warranty Deed from Brad Dodge, a single man, dated August 9, 2018, and recorded August 9, 2018, in Instrument No. 20180809-0078835, Register's Office for Davidson County, Tennessee.
The said Cannonball White having since died, and his estate having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 24P656, title to the subject property vested at his death in Phyllis Frazier, Michael White, Nicholas White, and Penelope Clardy, according to Affidavits of Heirship of record in Instrument No. 20250416-0029102 and 20260227-0015814 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 0 Clarksville Pike, Lot 1, Nashville, TN 37218.

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 in 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.

Phyllis Frazier Date: 2/25/24

Michael White Date: 2/25/24

Penelope Clardy Date: 2/25/24

Nicholas White By: Michael White as his attorney in fact Date: 2/25/24

Attorney In Fact

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand, at office, this 25th day of February 2024.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

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 Michael White with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Nicholas White, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Instrument Number 20251017-0082954., in said Register's Office.

Witness my hand, at office, this 27th day of February 2026.

NOTARY PUBLIC

My Commission Expires: 5/8/29

