Warranty Deed

Karen Johnson Davidson County Batch# 1404943 DEEDWARR 04/14/2026 08:55:30 AM 3 pgs Fees: $18.00 Taxes: $1,442.63 20260414-0030089	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $389,900.00. Affiant Subscribed and sworn to before me, this the 13th day of April, 2026. Notary Public My commission expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Katherine Grace Boto	Legacy Home Loans, LLC dba Steadfast Mortgage	119-02-0-228.00
65 Jonell Drive	408 Highway 76	
Nashville, TN 37210	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETTY A. WHITE, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE GRACE BOTO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 192 on the Plan of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for said County.

Said lot No. 192 fronts 150 feet on the southerly side of Jonell Drive and runs back 162.4 feet on the easterly line and 162.9 feet on the westerly line, to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Betty A. White and Dave R. Neal, wife and husband by Warranty Deed from Doug Brooks, married of record in Instrument No. 20210308-0030172 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 08, 2021.

Being the same property conveyed to Betty A. White by Quitclaim Deed from Dave R Neal, For The Express Purpose of Creating a fee Simple in the Grantee of record in Instrument No. 20230411-0026413 Register's Office for Davidson County, Tennessee, dated April 06, 2023 and recorded on April 11, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 65 Jonell Drive, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of April, 2026.

Betty A White

Betty A. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Betty A. White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of April, 2026.

Notary Public

My Commission Expires: 11-8-2028

RONNEE LEVIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Dave R. Neal, spouse of Betty A. White, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Dave R. Neal

Dave R. Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Dave R. Neal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of April, 2026.

Notary Public

My Commission Expires: 11-8-2028

RONNEE LEVIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 4-13-26.

Affiant Signature

4-13-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of April, 2026.

Notary Signature

My Commission Expires: 5-8-26

