Karen Johnson Davidson County
Batch# 1472065 DEEDWARRSP
09/11/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260911-0084724

Special Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2026.

Notary Public

My commission expires: 3-21-2028

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

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:
Vanguard Development LLC	Rain City Capital, LLC 121311 113TH Avenue NE #201 Kirland, WA 98034	102 04 0 173.00
1362 Georgetown Dr.		
Old Hickory, TN 37138		

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, **BARBARA A. WHITE, PERSONAL REPRESENTATIVE OF ESTATE OF ROLAND E. WHITE, AND BARBARA A. WHITE, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VANGUARD DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Situated and being in the 8th Civil District, County of Davidson, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 798 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, page 67 and 68, Register's Office for said County.

Said Lot fronts 48.71 feet on the southwesterly side of Mercomatic Court, and extends back 136.6 feet on the easterly line and 180.7 feet on the northwesterly line to a dead line in the rear and measures 199 feet.

Being the same property conveyed to Roland E. E. White, unmarried, by Warranty Deed from J. Douglas Wright, Jr., and wife, Joan Wright, dated November 04, 1970, and recorded November 06, 1970, of record in Book 4457, Page 599, in the Register's Office for Davidson County, Tennessee.

Pursuant to the Affidavits of Heirship filed in Instrument No. 202609110084722 and Instrument No. 202609110084723, Register's Office for Davidson County, Tennessee, title was vested in Barbara White as the heir at law of Roland E. White, deceased.

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 6537 Mercomatic Court, Nashville, TN 37209, 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 17th day of August, 2026.

Estate of Roland E. White

By: Barbara A. White, Personal Representative

Barbara A. White, Personal Representative

Barbara A. White

Barbara A. White, Individually

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 Barbara A.White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Personal Representative of Estate of Roland E. White, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Barbara White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Kirsten Virden, 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 8-17-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 8-17-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

