WARRANTY DEED

Karen Johnson Davidson County
Batch # 1475433 DEEDWARR
09/21/2026 10:57:00 AM 3 pgs
Fees: $18.00 Taxes: $573.50

20260921-0087469

Y-RMX-26-6680-C1

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SHARON VISSERS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/18/2028
DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Todd R. White	**Same as New Owner**	
(NAME)	(NAME)	
PO Box 176		**102-07-0A-028.00-CO**
(ADDRESS)	(ADDRESS)	
Rescue, CA 95672		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL WALTER CESTARE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TODD R. WHITE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C1, on the Plan of West Meade Condominium, of record in Book 5200, page 430, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West Meade Condominium (sometimes also known as Avenue Nashville West), a horizontal property regime established by Master Deed of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, and as Instrument No. 20120724-0065040, corrected as Instrument No. 20120817-0074026, Register's Office.

BEING the same property conveyed to Michael Walter Cestare from Brent Campbell, unmarried by Warranty Deed dated September 11, 2025 and of record on September 12, 2025, in Instrument No. 20250912-0073027, in the Register's Office for Davidson County, Tennessee.

FOR FURTHER REFERENCE, BEING the same property conveyed to Brent Campbell, unmarried from Dixanna Corporation by Warranty Deed dated April 19, 2024 and of record on April 22, 2024, in Instrument No. 20240422-0028618, in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed, by the preparer, to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6680 Charlotte Pike, Unit C1, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 16th DAY OF SEPTEMBER, 2026.

Michael Walter Cestare

STATE OF New York

COUNTY OF Clinton

Before me, William Grones, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, MICHAEL WALTER CESTARE with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal of office at this the 16th day of September, 2026.

Online Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

TRUE COPY CERTIFICATION

Required under T.C.A § 66-24-101(d)(3) after July 1, 2021

I, Tasha Haynes (*custodian's name*), 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 Sept 16, 2026 (*date of document*).

Tasha Haynes — Custodian's Signature

9/16/26 — Date

STATE OF TENNESSEE
COUNTY OF Dickson

Sworn to and subscribed before me this 16th day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

SHARON VISSERS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/18/2028
DICKSON COUNTY