Karen Johnson Davidson County
Batch# 384076 DEEDWARR
04/09/2020 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20200409-0037932

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Donney Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2020.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donney Lynch	Donney Lynch	06304007700
(NAME)	(NAME)	
115 Lynn Lee Drive	115 Lynn Lee Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, I/we, **Mechelle J. Lynch, Successor Trustee of The Donney J. Jenkins and/or Peggy J. Jenkins Revocable Living Trust Dated January 22, 2003**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Donney Lynch, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 26 on the Plan of Polly Acres Subdivision in the City of Lakewood, as of record in Book 3700, Page 57, as amended in Plat Book 3700, Page 90, said Register's Office.

Said Lot No. 26 fronts 96 feet on the Easterly margin of Lynn Lee Drive and runs back between lines measuring 150 feet on the Northerly line and 165.7 feet on the Southerly line to a line in the rear measuring 165 feet thereon.

Being the same property conveyed to Donney J. Jenkins and wife, Peggy J. Jenkins by Warranty Deed from Donald K. Justice and wife, Wilma J. Justice, dated 06/03/2004 and recorded 06/08/2004, of record in Instrument 200406080067729, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donney J. Jenkins, Trustee and Peggy J. Jenkins, Trustee of the Donney J. Jenkins and/or Peggy J. Jenkins Revocable Living Trust by Warranty Deed from Donney J. Jenkins and wife, Peggy J. Jenkins, dated 11/04/2011 and recorded 02/11/2020, of record in Instrument 202002110015724; and being the same property conveyed to Donney J. Jenkins and wife, Peggy J. Jenkins by Warranty Deed from Donald K. Justice and wife, Wilma J. Justice, dated 06/03/2004 and recorded 06/08/2004, of record in Instrument 200406080067729, Register's Office for Davidson County, Tennessee. The said Peggy J. Jenkins having since died September 22, 2015 vesting property solely to Donney J. Jenkins. The said Donney J. Jenkins having since died July 4, 2019.

Mechelle J. Lynch and Kimberly J. Spencer, heirs at law of the said Donney J. Jenkins, join in the execution of this instrument for the purpose of conveying any interest they may have to the property as listed above.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 3700, Page 57 and Amended in Plat Book 3700, Page 90, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 115 Lynn Lee Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 7th day of April, 2020.

Mechelle J. Lynch

By: Mechelle J. Lynch, Successor Trustee of The Donney J. Jenkins and/or Peggy J. Jenkins Revocable Living Trust dated January 22, 2003

Mechelle J. Lynch

Mechelle J. Lynch, Heir at Law

Kimberly J. Spencer

Kimberly J. Spencer, Heir at Law

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mechelle J. Lynch, 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 Successor Trustee of The Donney J. Jenkins and/or Peggy J. Jenkins Revocable Living Trust Dated January 22, 2003, the bargainor, and who, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of April, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

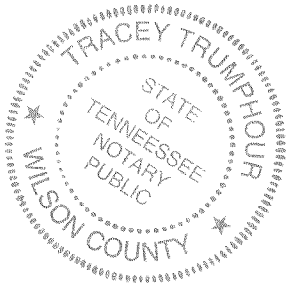
TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mechelle J. Lynch and Kimberly J. Spencer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oath acknowledged that they executed the foregoing instrument for the purposes herein contained.

Witness my hand and Official seal this 7th day of April, 2020.

Notary Public:
My Commission Expires: 3.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

