This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 483810 DEEDWARR
09/25/2020 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200925-0110771

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 325,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1ST day of September, 2020.

Notary Public
My Commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Kenneth M. Adams
524 Southcrest Dr, Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 14715015400

WARRANTY DEED

20NT02313

Effective the 1st day of September, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Karen E. Walker and Scott W. Walker, husband and wife

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Kenneth M. Adams, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Whispering Hills, Section I, as of record in Book 2331, pages 82, 83 and 84, Register's Office for said County.

Said Lot No. 85 fronts 78 feet on the north side of Southcrest Drive, and runs back between lines, measuring 262 feet on the east line and 263 feet on the west line, to a dead line in the rear measuring 78 feet thereon.

Being the same property conveyed to Karen E. Walker and Scott W. Walker, husband and wife, by Quit Claim Deed from Karen E. Walker (fka Karen Ferguson Bessire), dated 12/28/2015 and recorded 12/31/2015 as Instrument No. 20151231-0131622, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 524 Southcrest Dr, Nashville, TN 37211

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hand this the 1st day of September, 2020

Karen E Walker

Karen E. Walker

Scott W Walker

Scott W. Walker

State of TENNESSEE
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Karen E. Walker and Scott W. Walker, husband and wife,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 1st day of September, 2020.

Notary Public
My commission expires: 3/13/21

SHAWN BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or 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.**

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024