WARRANTY DEED

Karen Johnson Davidson County
Batch# 496882 **DEEDWARR**
10/16/2020 09:56:41 AM 2 pgs
Fees: $13.00 Taxes: $2,075.70

20201016-0120538

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $561,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-08507

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lisa Emholz and John Vincent Emholz,	NEW OWNER	
(NAME) 5006 Georgia Avenue	(NAME)	091-11-0-464-00
(ADDRESS) Nashville, TN 37209-2168	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Sixty-One Thousand And No/100 Dollars ($561,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LUCAS ERBY WILKINSON AND LYNDSAY BERRY WILKINSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA EMHOLZ AND JOHN VINCENT EMHOLZ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, 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. 911, Block 124 on the Plan of West Nashville No. 1 of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucas Wilkinson and Lyndsay Berry Wilkinson, husband and wife by Warranty deed from JB Partners, a Tennessee General Partnership of record in Instrument No. 20180220-0015730 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018.

unimproved ☐
This is improved ☒ property, known as 5006 Georgia Avenue, Nashville, TN 37209-2168
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 GRANTEES, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Lucas Erby Wilkinson and Lyndsay Berry Wilkinson, husband and wife this 8th day of September, 2020.

Lucas Erby Wilkinson

Lyndsay Berry Wilkinson

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carla L.W. Dodd, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Lucas Erby Wilkinson and Lyndsay Berry Wilkinson, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th of September, 2020.

Carla L.W Dodd
Notary Public

My Commission Expires: 11-8-2022

(SEAL)

CARLA L W DODD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 8, 2022
COUNTY OF DAVIDSON