Karen Johnson Davidson County
Batch# 531219 DEEDWARR
12/11/2020 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20201211-0145665

Warranty Deed

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $332,000.00. Affiant Subscribed and sworn to before me, this the 4th day of December, 2020. Notary Public My commission expires: 9-2-2024

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:
Amie N. Zimmerman	LoanDepot.com	072-03-0-363.00
1104 MICHELLE CT.	26642 Towne Centre Drive	
NOLENSVILLE, TN 37135	Foothill Ranch, CA 92610	

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, **LINDA HOLT, MARRIED, AND DONNA PINKELTON MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMIE N. ZIMMERMAN, UNMARRIED WOMAN**, 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:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Westerly 50 feet of Lot No. 63 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register' s Office for said County. Said part of said lot fronts 50 feet on the Southerly side of Shelton Avenue and runs back between parallel lines, 189.75 feet to a dead line.

Being the same property conveyed to Grady W. Bibry and Jewell Wilson Bibry by Warranty deed from Jean Glenn Carroll, a widow of record in Book 3507, page 547, Register's Office for Davidson County, Tennessee, dated February 26, 1963 and recorded on March 05, 1963.

Bessie Jewell Wilson Bibry died October 5, 2010, leaving Grady W. Bibry as the surviving tenant by the entirety.

Grady William Bibry died January 13, 2016. His estate being administered through Davidson County Probate Court Docket No. 16P442. Last Will and Testament of Grady W. Bibry recorded as Instrument No. 20180315-0024605, in the Register's Office for Davidson County, Tennessee, devising to his daughters Linda Holt and Donna Pinkelton.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1210 Shelton Avenue, Nashville, TN 37216, 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 4th day of December, 2020.

Linda Holt

Linda Holt

Donna Oldham

Donna Pinkelton

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 Linda Holt and Donna Pinkelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of December, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, do hereby 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

