RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014819

WARRANTY DEED

Karen Johnson Davidson County
Batch# 539720 **DEEDWARR**
12/21/2020 03:27:28 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20201221-0151557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of December, 2020.

NOTARY PUBLIC

My commission expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Alan Davidson, Tyler Nicole Davidson and Alyce T. Davidson, 902 Cleves Street Old Hickory, TN 37138	Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL 60613	044-15-0-167.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHEILA L. WALKER AND DANIEL R. WALKER, JR., WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOHN ALAN DAVIDSON AND TYLER NICOLE DAVIDSON, HUSBAND AND WIFE AND ALYCE T. DAVIDSON, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Village of Old Hickory, Section "A" of record in Plat Book 1424, page 68, 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 Sheila L. Walker and Daniel R. Walker, Jr., wife and husband from Lauren Chevalier, unmarried, by Warranty Deed dated 09/13/2017 and recorded 09/15/2017 in Instrument No. 20170915-0094458, Register's Office of said County.

The address of the herein described property is believed to be 902 Cleves Street, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1145BRF-20902

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of December, 2020.

DANIEL R. WALKER JR.

Sheila L. Walker

SHEILA L. WALKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Daniel R. Walker Jr. and Sheila L. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of December, 2020.

Shannon O'Neill

Notary Public

Shannon O'Neill

Printed Notary Name

My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY