WARRANTY DEED

Karen Johnson Davidson County
Batch# 643491 DEEDWARR
05/25/2021 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $730.38
20210525-0070537

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 $197,400.00

Janice R. Becker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.8.25

(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
Janice R. Becker	First Community Mortgage, Inc	
(NAME)	(NAME)	
1859 Hidden Ridge Circle	262 Robert Rose Dr, Ste 200	096090A75400
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Murfreesboro, TN 37129	
(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 **Lena M Walker, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Janice R. Becker and Robert W Becker, wife and husband** hereinafter called the GRANTEE(S), 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 Unit A-754 on the plan of Emery Place, as shown of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Milena Williams by Warranty Deed from Patricia A. Mannon, individually and as Executrix of The Estate of Whyte F Hudgins (a/k/a Whyte F Peal) Susan Johnson and Regina Greenwood (f/k/a Regina Kemp), individually, dated 04/17/2015 and recorded 04/20/2015, of record in Instrument 201504200034764, Register's Office for Davidson County, Tennessee.

The said Patricia Milena Williams died intestate on 03/30/2020, leaving the said Janice Grimes as his/her sole heirs at law as evidenced in File No. 20P-611, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Lena Mae Walker, unmarried by Administrator's Quitclaim Deed from Janice Grimes, Administratrix of the Estate of Patricia Milena Williams, dated 03/31/2021 and recorded 03/31/2021, of record in Instrument 202103310042676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 719; Covenants, conditions, easements and restrictions recorded in Book 6715, Page 96, Amendments recorded in Book 6783, Page 205, Book 6845, Page 515, and Book 8048, Page 351, and Instrument 201808280084947; By-laws to Emery Place Homeowners Association Inc of record in Instrument 20080118006025; Quitclaim Deed Convey to Emery Place Homeowners Association Inc., of record in Book 6887, Page 730, and Book 6947, Page 944; Charter of Emery Place Homeowners Association Inc., record in Book 6724, Page 627; Charter of Emery Place

Condominium Homeowners Association, Inc., record in Book 6647, Page 466, 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 ☒ 754 Kent Road, Nashville, TN 37214

(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), 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), 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 21st day of May, 2021.

Lena Mae Walker by Janice Grimes her atty in fact

Lena Mae Walker by Janice Grimes her atty in fact

State of Tennessee
County of Wilson

On this 21st day of May, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Janice Grimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Lena Mae Walker, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 202104070046358, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 21st day of May, 2021.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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.

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

