Karen Johnson Davidson County
Batch# 653090 DEEDWARR
06/09/2021 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210609-0077606

Name and Address of New Owner:
Lucinda W. Johnson

Send Tax Bills To:
111 Windsor Terrace Dr.
Nashville, TN 37221

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 143-01-0A-111.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Deborah Pinkstaff, Trustee of the Deborah Pinkstaff Living Trust dated June 24, 2019 and any amendments thereto,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lucinda White Johnson, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 111 on the plan of Windsor Terrace Condominiums, Phase II, of record as Exhibit 'C' to an Amendment to Master Deed which Amendment is of record in Book 7436, page 667, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Josephine E. Jacobs, single, by Warranty Deed from Jennifer Katherine Jones, single, of record in Instrument No. 20010625-0066948 Register's Office for Davidson County, Tennessee, dated June 22, 2001 and recorded on June 25, 2001.

Being the same property conveyed to Deborah Pinkstaff, by Warranty Deed from Josephine E. Jacobs, unmarried, of record in Instrument No. 20161007-0106422 Register's Office for Davidson County, Tennessee, dated October 03, 2016 and recorded on October 07, 2016.

Being the same property conveyed to Deborah Pinkstaff, Trustee of the Deborah Pinkstaff Living Trust dated June 24, 2019, by Quitclaim Deed from Deborah Pinkstaff, of record in Instrument No. 20190709-0066709 Register's Office for Davidson County, Tennessee, dated June 24, 2019 and recorded on July 09, 2019.

Being the same property conveyed to Deborah L. Pinkstaff by Quitclaim Deed from Deborah Pinkstaff, Trustee of the Deborah Pinkstaff Living Trust dated June 24, 2019, of record in Instrument No. 20201030-0126930 Register's Office for Davidson County, Tennessee, dated October 21, 2020 and recorded on October 30, 2020.

Being the same property conveyed to Deborah Pinkstaff, Trustee of the Deborah Pinkstaff Living Trust dated June 24, 2019, by Quitclaim Deed from Deborah L. Pinkstaff, of record in Instrument No. 20201216-0148277 Register's Office for Davidson County, Tennessee, dated October 21, 2020 and recorded on December 16, 2020.

Being also known as 111 Windsor Terrace Drive, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of June, 2021.

Deborah Pinkstaff, Trustee of the Deborah Pinkstaff Living Trust dated June 24, 2019 and any amendments thereto

By: _____
Deborah Pinkstaff, Trustee

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Deborah Pinkstaff, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of Deborah Pinkstaff, Trustee of the Deborah Pinkstaff Living Trust dated June 24, 2019 and any amendments thereto, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 7th day of June, 2021.

_____
Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
7th day of June, 2021.

_____
Notary Public
My commission expires: _____
File No. 2021-1627

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024