G#34831-2

BOX #14

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 678378 **DEEDWARR**
07/16/2021 10:53:18 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20210716-0095751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me this 15th day of July, 2021.

Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2021-383

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Saunders Childress & Christopher Charles Presley	CapStar Bank	
4656 Sterling Cross	2002 Richard Jones Rd Ste 300A	172-14-0B-089.00-CO
Nashville, TN, 37211	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Derek Winston Walker and Shelli Walker, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Saunders Childress and Christopher Charles Presley, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Cluster Lot Development, Winfield Park, Phase I, Seciton 1, Revision 1 of record in Plat at Instrument No. 20010313-0024108, 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 Derek Winston Walker and Shelli Walker, husband and wife by Warranty Deed from Janna M. Hubble, unmarried of record in Instrument No. 20180307-0021452 Register's Office for Davidson County, Tennessee, dated March 02, 2018 and recorded on March 07, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4656 Sterling Cross, Nashville, TN 37211.**

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.

WITNESS my/our hand(s) this 12th day of July, 2021.

Derek Winston Walker

Shelli Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek Winston Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of July, 2021.

Notary Public – April D. Wideman
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelli Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY