Karen Johnson Davidson County
Batch# 692827 DEEDWARR
08/09/2021 10:38:27 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20210809-0106780

Prepared By ~~& Return To:~~ ★
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-21-5304

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of July, 2021

Notary Public

Commission Expires: 2/28/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher Wilkens and Jenna Wilkens 3017 Windemere Circle Nashville, TN 37214	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	084 08 0 110.00

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, I/WE,

Ebony Renee Lincoln, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jenna Wilkens and Christopher Wilkens wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 138 on the Plan of Lincoya Hills, Section Five, of record in Book 2330, Page 35, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Ebony Renee Lincoln, Unmarried, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20140501-0036684, in the Register's Office of Davidson County, Tennessee, dated April 30, 2014 and recorded on May 1, 2014. (Value or consideration shown in the aforementioned deed $152,005.00.)

★ Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES-21-3017

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 3017 Windemere Circle, Nashville, TN 37214

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 so 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.

Dated this the 28th day of July, 2021.

Ebony Renee Lincoln

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal at Mt. Juliet, Tennessee this 28th day of July, 2021.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 2/28/2023