Karen Johnson Davidson County
Batch# 702271 DEEDWARR
08/23/2021 08:35:05 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210823-0113252

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
JASON LEE STEELMAN, et ux 313 Goldie Drive Goodlettsville, Tennessee 37072	Same	034-05-0-054.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTY WALKER ROGERS AKA CHRISTY WALKER WALROND,** has this day bargained and sold, and does hereby transfer and convey unto the said **JASON LEE STEELMAN AND KELLEY WALROND STEELMAN, Husband and Wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled Gatewood, Section 1, of record in Book 3300, pages 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HUGH H. WALKER AND WIFE, JOAN WALKER, by deed from GATEWOOD DEVELOPMENT COMPANY, INC., A TENNESSEE CORPORATION, of record in Book 3895, page 796, dated May 20, 1965, said Register's Office.

JOAN WALKER died on or about January 13, 2016, leaving HUGH H. WALKER as the surviving tenant by the entirety.

HUGH H. WALKER died on or about August 7, 2020, leaving CHRISTY WALKER ROGERS AKA CHRISTY WALKER WALROND, as his only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20200930-0112440, said Register's Office.

The said CHRISTY WALKER ROGERS AKA CHRISTY WALKER WALROND are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $240,000.00.
Subscribed and sworn to before me
this 17th day of August, 2021.
My Commission Expires: 1/31/2024

Affiant

Notary Public

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES JAN 31, 2024

This is improved property located at 313 Goldie Drive, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 17 day of August, 2021.

Christy Walker Rogers

CHRISTY WALKER ROGERS
AKA CHRISTY WALKER WALROND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **CHRISTY WALKER ROGERS AKA CHRISTY WALKER WALROND**, the within named bargainor, 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 Goodlettsville, Tennessee, this the 17 day of August, 2021.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 12/03/2024