Name and Address of New Owner: Jena M. Lunkenheimer
Send tax notice to Same address: 2804 Surrey Road, Nashville, TN 37214

****

Karen Johnson Davidson County
Batch# 741442 DEEDWARR
10/22/2021 09:58:08 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20211022-0141922

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *$260,000.00*, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant

Subscribed & sworn to before me the 18th day of October, 2021.

Notary Public

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES 11-15-2023

My Commission expires: 11/15/23

Map: 96; Group: 9; Parcel: 136.00

****

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *TWO HUNDRED SIXTY THOUSAND and NO/100 DOLLARS, ($260,000.00)* cash in hand paid, the receipt of which is hereby acknowledged, I, **CLAUDINE D. WILLIAMSON**, an unmarried person, have bargained and sold and by these presents do transfer and convey unto **JENA M. LUNKENHEIMER**, an unmarried person, her heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 7, as shown on the map entitled the Map of Donelson Heights, of record in Plat Book 1424, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert H. Williamson and wife, Claudine D. Williamson, by deed from Lee L. and Mildred M. Sanders, of record in Book 5240, page 945, dated December 22, 1977, said Register's Office. Being a portion further conveyed to R.H. Williamson and wife, Claudine D. Williamson, Trustees U/A/D May 24, 1995, by quitclaim from Robert H. Williamson and wife, Claudine D. Williamson, of record in Book 9806, page 865, dated May 24, 1995, said Register's Office. Being a portion further conveyed to Robert H. Williamson and wife, Claudine D. Williamson, by quitclaim deed from R.H. Williamson and wife, Claudine D. Williamson, Trustees, of record in Instrument No. 20130410-0035320, dated April 9, 2013, said Register's Office. R. H. Williamson died on December 24, 2020, leaving Claudine D. Williamson as sole owner as surviving tenant by the entirety.

This instrument prepared by:
BASS AND BASS, ATTORNEYS
P. O. Box 500 Carthage, Tennessee

This conveyance is subject to the following:

1. Matters shown on the Plan of record in Book 1424, page 35, Register's Office, Davidson County, Tennessee.

2. Restrictive Covenants contained in instrument of record in Book 1537, page 481, said Register's Office.

This is improved property commonly known as 2804 Surrey Road, Nashville, TN 37214.

Possession: Date of deed; 2021 Taxes Prorated

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **JENA M. LUNKENHEIMER**, her heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said **JENA M. LUNKENHEIMER**, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 18 day of October, 2021.

Claudine D. Williamson

CLAUDINE D. WILLIAMSON

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **CLAUDINE D. WILLIAMSON,** 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official seal at Davidson County, Tennessee, this 18th day of October, 2021.

James David Bass

Notary Public

My Commission Expires: 11/15/23
WD-Williamson-Lunkenheimer

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES 11-15-2023