Karen Johnson Davidson County
Batch# 812231 DEEDWARR
02/28/2022 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $745.92
20220228-0022195

Prepared by:

Lincoln Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

TYLER CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 201,600.00

Affiant:

Subscribed and Sworn before me this 14th day of February, 2022

Notary Public:
My commission expires: 3/7/2022

ADDRESS or NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Kevin M. Kenerson and Cassandra J. Kenerson 510 Lentz Drive Madison, TN 37115	**NEW OWNERS**	061-10-0-142-00

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, **Wanda J. Pinkerton, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin M. Kenerson and wife, Cassandra J. Kenerson**, "the Grantee," the following described real estate in Davidson, TN:

BEING LOT NO. 12 ON THE PLAN OF CURLEY MANOR, AS OF RECORD IN BOOK 1835, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 60 FEET ON THE NORTHERLY SIDE OF MATTHEWS STREET AND RUNS BACK 103.3 FEET ON THE EASTERLY LINE AND 144.4 FEET ON THE SOUTHWESTERLY LINE, TO A DEAD LINE, MEASURING 119.3 FEET THEREON.

Being the same property conveyed to James W. Pinkerton and wife, Wanda J. Pinkerton by Deed from James W. Pinkerton dated January 4, 2012, recorded January 19, 2012, in Instrument Number 20120119-0005482, Register's Office for Davidson County, Tennessee.

James W. Pinkerton having since died on February 7, 2019 leaving Wanda J. Pinkerton as surviving tenant by the entirety.

This is [X] improved [ ] unimproved property known as 905 Matthews Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 14th day of February, 2022

Wanda J Pinkerton

Wanda J. Pinkerton

STATE OF TENNESSEE
COUNTY OF Knox

On this 14th day of February, 2022, before me personally appeared Wanda J. Pinkerton to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witnessed before me this 14th day of February, 2022.

George L Bronner

Notary

My Commission Expires: 3/5/22

GEORGE L. BRONNER
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 3-5-2022
KNOX COUNTY

202202280022195

TRUE COPY CERTIFICATION

I, Tyler Clark, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 14, 2022

2/11/22
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 16th day of February, 2022.

TAMMY TANNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-21-2022

Notary Public
My Commission Expires: 6/21/22