20221062R	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $626,000.00. Affiant Subscribed and sworn to before me, this the 10th day of February, 2022. Notary Public My commission expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 822237 **DEEDWARR**
03/14/2022 03:30:30 PM 2 pgs
Fees: $13.00 Taxes: $2,316.20

20220314-0029692

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Rudy Allen Lindsey Jr and Mitzi B Lindsey	NEW OWNER	**061-08-0-086**
4703 Lovewood Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lara Davis Dempsey, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rudy Allen Lindsey Jr and Mitzi B Lindsey, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two, McGaughey Heights, of record in Book 1835, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 is described as follows : Beginning on the Westerly side of Lovewood Drive at the corner of Lots Nos. 22 and 23; thence with the line between said lots Westwardly 234.3 feet to the corner of lots Nos. 22 and 23 and the East line of Lot No. 21; thence with the line between said Lots Nos. 21 and 23 Southwardly 48.6 feet to the Southeast corner of Lot No. 21; thence South 65 degrees 47 minutes East 136.6 feet; thence South 76 degrees 04 minutes West 143.8 feet to the Westerly side of Lovewood Drive; thence with said Drive, Northwardly 130 feet to the beginning.

Being the same property conveyed to Smith D. Davis and wife, Marie Davis by Warranty deed from Solange H. Tison of record in Book 5736, page 393, Register's Office for Davidson County, Tennessee, dated April 22, 1981 and recorded on April 23, 1981.

The said Smith D. Davis died on or about November 21, 1996, leaving Marie Davis as surviving tenant by the entirety.

The said Marie Davis died on or about on or about November 28, 2020. The Last Will of the said Marie Davis a/k/a Marie Massey Davis was admitted to probate on December 18, 2020, Docket No. 20P2207, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Pursuant to the Last Will of Marie Massey Davis, her daughter and her only child, Suzanne Davis Dempsey, was named as sole beneficiary of the residuary estate. The said Suzanne Davis Dempsey predeceased Marie Massey Davis, having died on or about June 24, 2019.

Lara Davis Dempsey, the only child of the said Suzanne Davis Dempsey, became vested in title to the subject property pursuant to TCA 32-3-105. See Affidavit of Heirship of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
Nashville, TN 37212
File No. WM-VR 224703

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (__) property known as 4703 Lovewood Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 10th day of February, 2022:

Lara Davis Dempsey

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Lara Davis Dempsey, 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, at office, this the 10th day of February, 2022.

My Commission Expires: 5/18/24

Notary Public

WILLIAMSON COUNTY
RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC