Karen Johnson Davidson County
Batch# 866362 DEEDWARR
06/02/2022 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220602-0063797

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2022.

Notary Public

My commission expires: 5/20/25

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Suzanne Howell	New owner	**173-09-0A-835.00CO**
2426 Anson Lane		
Nashville, TN 37211-7186		

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, WE, **Simone Dewhurst and husband Altonio L. Watkins**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suzanne D, Howell, an unmarried woman, and Thomas Wade Denney and Jeanine Jolly Denney, husband and wife as joint tenants with rights of survivorship,** 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:

Property known as: 2426 Anson Lane, Nashville, TN 37211, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 694 on the Plan of Resubdivision of Lots 690-694, Section Three, Phase Eight, Lenox Village Subdivision of record in Instrument Number 20100405-0024715, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Simone Dewhurst, by Warranty Deed from Shannon Crawford, unmarried, dated 12/13/2018 and recorded 12/14/2018 in Instrument No. 20181214-0121970, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 173-09-0A-835.00CO

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.

This is improved property known as: 2426 Anson Lane, Nashville, TN 37211-7186.

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 do 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 in 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.

LTE File No.: 22-1319TN

Witness my/our hand(s) this 27th day of May, 2022.

Simone Dewhurst

Altonio L. Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2022, before me personally appeared **Simone Dewhurst and Altonio L. Watkins**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of May, 2022.

Notary Public

Commission Expiration:
5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

LTE File No.: 22-1319TN

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 May 27, 2022.

Date

Affiant Signature

5/27/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of May, 2022.

Allisyn G. Pinkston

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

