Karen Johnson Davidson County
Batch# 882582 DEEDWARR
06/30/2022 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20220630-0076216

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or ~~value, whichever~~ is greater for this transfer is: $160000.00

Affiant Signature

Subscribed and sworn to before me on this the 16 day June 2022.

Notary Public
My Commission expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Michael Joshua Walker
2905 Jones Ave
Nashville TN 37207
SEND TAX BILLS TO:
Michael Joshua Walker
2905 Jones Ave
Nashville TN 37207

MAP AND PARCEL NUMBER: Tax ID #: 06012013900

WARRANTY DEED
22NT00798

Effective the 16 Day of ~~May~~ June 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ronald Walker, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael Joshua Walker, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson **COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, described in part according to a November 17, 1978 survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

Beginning at a point on the southeasterly margin of an extension of Jones Avenue Located northeastwardly 435.0 feet from Jones Avenue, said point also being the northerly from corner of the Norris D. Givens property 9Book 4982, Page 993, Register's Office of Davidson County); thence with Givens' northeasterly property line South 33 deg. 25 feet East 186.1 feet to an iron pin in the northwesterly line of the property now or formerly owned by Howard Hitt; thence with Hitt's said property line North 56 deg. 30; East 64.1 feet to an iron pin at the southerly rear corner of the Grade Hudson Lankford property (Book 3226, Page 467, said Register's Office); thence with Lankford's southwesterly property line North 26 deg. 45 feet west 179.0 feet to an iron pin on the southeasterly margin of Jones Avenue, extended; thence with the southerly margin of said Avenue, South 62 deg. 30 feet West 85.0 feet to the point of beginning.

Being the same property as conveyed to Ronald Walker, unmarried by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee of Argent Securities, Inc. Asset Backed Pass-Through Certificates Series 2004-W10 under the Pooling and Servicing Agreement dated as of September 1, 2004, by AMC Mortgage Services, Inc., Attorney-In-Fact dated 07/10/2006 recorded 07/28/2006 in Book NA, Page NA, as Document Number 20060728-0091278, Register's Office for Davidson County, Tennessee.
This is an improved property commonly known as: 2905 Jones Ave, Nashville, TN 37207-3437

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16th day of June, 2022.

Ronald Walker

State of TENNESSEE
County of

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, SJ Jones, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of June, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Beth Harper 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 6/16/2022 (date of document).

Affiant Signature

6/30/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this ____ of _____, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24