39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 907712 DEEDWARR
08/24/2022 12:22:24 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220824-0095622

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 THE 16TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/6/26

(AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsea Lingerfeldt	FIRST CHOICE LENDING	
(NAME)	(NAME)	
515 Broadmoor Drive	9821 COGDILL RD #2	061 06 0 011.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	KNOXVILLE, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 James W. Bearden and Sheila S. Bearden, Co-Conservators of the Conservatorship of William E. Bearden,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chelsea Lingerfeldt and Allen Lingerfeldt, wife and husband**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 155 on the Map of Gra-Mar Acres, Section VI, of record in Book 2331, Page 43, Register's Office for said County.

Said Lot fronts 110 feet on the northerly side of Broadmoor Drive and runs back between lines, 258 feet on the easterly line and 305.5 feet on the westerly line to a dead line, measuring 105 feet thereon.

Being the same property conveyed to William E. Bearden and wife, Mildred Laverne Bearden by Warranty Deed from Chester E. Green and wife, Josephine Green, dated 08/18/1961 and recorded 08/21/1961, of record in Book 3277, Page 177, Register's Office for Davidson County, Tennessee.

The said Mildred Laverne Bearden died on 07/05/2021, leaving the said William E. Bearden the sole surviving tenant by the entirety.

The said James W. Bearden and Sheila S. Bearden, appointed as Co-Conservators of the Conservatorship of William E. Bearden (Davidson County Chancery Court Case No. 21P1510).

All matters shown on the plat of record in Plat Book 2331, Page 43, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 3865, Page 535, Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 4440, Page 745, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 515 Broadmoor Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 16th day of August, 2022.

James W. Bearden, Conservator

Sheila S. Bearden, Conservator

State of FLORIDA
County of Nassau

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, James W. Bearden and Sheila S. Bearden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are Co-Conservators of the Conservatorship of William E. Bearden, and is authorized to execute this instrument, and that they have executed this instrument on behalf of the Conservatorship of William E. Bearden.

Witness my hand and Official seal this 16th day of August, 2022.

Notary Public:
My Commission Expires: 01/29/2023

ELAINE G. KREMIN
Notary Public, State of Florida
My Comm. Expires 01/29/2023
Commission No. GG284605

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122