WARRANTY DEED

Karen Johnson Davidson County
Batch# 961913 DEEDWARR
01/18/2023 10:01:07 AM 2 pgs
Fees: $13.00 Taxes: $1,309.80

20230118-0004009

File No. EM-22-3731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Y. Harris, Trustee of the C.R. Willie Trust, dated January 17th, 2023	Rebecca Y. Harris, Trustee of the C.R. Willie Trust, dated January 17th, 2023	
(NAME)	(NAME)	091-05-0C-722.00-CO
722 Vernon Avenue	PO BOX 22972	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Rachel E. Pinkerton, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Y. Harris, Trustee of the C.R. Willie Trust, dated January 17, 2023**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Unit No. 722 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877 for a more complete identification and description of said units.

Being the same property conveyed to Rachel E. Pinkerton, a single woman as her sole and separate property, by Warranty Deed from Noah K. Dewey, unmarried, of record in Instrument No. 20180515-0046392, Register's Office for Davidson County, Tennessee, dated May 07, 2018 and recorded on May 15, 2018.

Rachel E. Pinkerton is now married. Property was never a marital residence.

This is property more commonly known as 722 Vernon Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

Witness my/our hand this 17th day of January, 2023.

Rachel E. Pinkerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of January, 2023, before me personally appeared Rachel E. 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.

Witness my hand, at office, this 17th day of January, 2023.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024