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

Karen Johnson Davidson County
Batch# 975048 DEEDWARR
02/28/2023 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20230228-0014205

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $255,000

Affiant Signature

Subscribed and sworn to before me on this the 27th Day of Feb, 2023

Notary Public

My Commission expires 1 / 11 / 26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Katherine Murray Sutherland
2511 Jenkins St.
Nashville, TN 37208
SEND TAX BILLS TO:
Pennymac Loan Services
PO Box 30597; Los Angeles, CA 90030
MAP AND PARCEL NUMBER: Tax ID #: 08106026700

WARRANTY DEED

23NT00111

Effective the 27th Day of Feb, 2023 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,

Harold D. Plemons and Carolyn R. Plemons, husband and wife

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

Katherine Murrey Sutherland, unmarried woman.

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

Being Lot No. 33 on the plan of Cumberland Gardens, Section VIII, of record in Book 3300, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 33 fronts 50.2 feet on the south side of Jenkins Street and runs back 102.7 feet on the westerly line and 107.5 feet on the easterly line to a dead line measuring 50 feet thereon.

Being the same property as conveyed to Harold D. Plemons and Carolyn R. Plemons, husband and wife by Warranty Deed from Subbalakshmy Venkiteswaran and Subramanian Radhakrishnan, husband and wife dated 04/30/2015 recorded 06/05/2015 in Book NA, Page NA, as Document Number 20150605-0052699, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 2511 Jenkins St, Nashville, TN 37208-1346

This Conveyance is made subject to restrictions of record in book 2909, page 135 & book 4162, page 982, 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. 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 27th day of Feb, 2023

Harold D Plemons

Harold D. Plemons

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Harold D. Plemons** the within named bargainer 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 the 27th day of Feb, 2023.

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

Carolyn R Plemons

Carolyn R. Plemons

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Carolyn R. Plemons** the within named bargainer 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 the 27th day of Feb, 2023.

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

True Copy Certification

I, **Diane March,** 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 this the 27th day of February, 2023.

Affiant Signature
Date 02/27/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

