THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5619-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00.

Lucille C. Lankford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2023.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 984712 DEEDWARR
03/27/2023 10:00:14 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20230327-0022005

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David K. Wilson, Jr. and Elizabeth Wilson	NEW OWNER	
5310 Elkins Avenue		091 15 0 053.00
Nashville, TN 37209		
(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, **Linda Lankford, sole devisee and Executor of the Estate of Lucy D. Schene**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David K. Wilson, Jr. and wife, Elizabeth Wilson**

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:

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

Being part of block No. 5 on the Realty Savings Bank and Trust Co. Revised Plan of West Extension of Charlotte Park Company's First Addition to Nashville, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

Beginning on the northerly margin of Elkins Avenue, formerly Second Avenue, 210 feet easterly from the easterly margin of 54th Avenue North, formerly Richland Avenue, being Joseph W. Sadler, and wife's southeast corner; thence with their easterly line, northerly 150 feet, thence easterly parallel with Elkins Avenue, 60 feet; thence southerly parallel with the first line, 150 feet to the northerly margin of said Avenue; thence with the northerly margin of said Avenue westerly 60 feet to the beginning.

Being the same property conveyed to Matthew W, Schene and Lucy D. Jenkins, both unmarried , by Warranty deed from Flora S. Adair, an unremarried widow, of record in Book 7363, page 293, Register's Office for Davidson County, Tennessee, dated September 24, 1987 and recorded on September 28, 1987. Matthew W. Schene and Lucy D. Jenkins married one another subsequent to their purchase of the herein-referenced property. Matthew W. Schene died, testate, on March 14, 2009. Pursuant to the Last Will and Testament of Matthew W. Schene, probated at Docket No. 09P649, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Lucy D. Schene, f/k/a Lucy D. Jenkins, widow of Matthew W. Schene, was the

sole devisee of Matthew W. Schene's interest in the herein-referenced property. Lucy D. Schene, f/k/a Lucy D. Jenkins, an unremarried widow, died, testate, on January 11, 2023. Pursuant to the Last Will and Testament of Lucy D. Schene, f/k/a Lucy D. Jenkins, probated at Docket No. 23P238, in the Circuit Court for Davidson County, Tennessee Probate Division, Linda Lankford is the sole devisee of the real property conveyed herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5312 Elkins Avenue, Nashville, TN 37209**

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 our hands this the 24th day of March, 2023.

The Estate of Lucy D. Schene

BY: Linda Lankford
Linda Lankford, Sole Devisee

BY: Linda Lankford
Linda Lankford, Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Lankford**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of March, 2023.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY