Karen Johnson Davidson County
Batch# 1011619 DEEDWARR
06/06/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230606-0042684

Warranty Deed

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 31st day of May, 2023. Julie Baily Notary Public My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stanley Scott Lindsey and Melanee Barker Lindsey, Co-Trustees of The Lindsey Family Trust dated September 23, 2021	New Owner(s)	117-06-0A-009.00-CO
305 Chateau Glen Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS BLAIR HINES AND MARY YOUNG HINES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STANLEY SCOTT LINDSEY AND MELANEE BARKER LINDSEY, CO-TRUSTEES OF THE LINDSEY FAMILY TRUST DATED SEPTEMBER 23, 2021**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 11-A, as shown on the Plan of Lot No. 11, Wellesley Trace, Section III, of record in Book 5210, Page 156; and as Amended in Book 5800, Page 76, and Instrument Nos. 20070212-0017869 and 20070312-0029987, Register's Office for said County, to which Plan reference is made for a more complete description thereof, together with the appurtenant interest in the common and limited common areas as shown on said plan and set out in the Master Deed and By-Laws of Wellesley Trace Homeowners Association, Inc. of record in Book 5054, pages 633 and 649, said Register's Office, as made applicable to Unit No. 11-A by amendment thereto of record in Book 5903, Page 82, said Register's Office.

Being the same property conveyed to Martha Ruth Brown by Warranty Deed from Mary F. Rich, unmarried of record in Book 10074, page 362, Register's Office for Davidson County, Tennessee, dated May 28, 1996 and recorded on June 04, 1996.

Being the same property conveyed to Martha Ruth Brown, Trustee, and her successors in Trust, of The Martha Ruth Brown Revocable Living Trust by Quitclaim Deed from Martha Ruth Brown, unmarried of record in Instrument No. 20130611-0059513 Register's Office for Davidson County, Tennessee, dated June 07, 2013 and recorded on June 11, 2013.

Being the same property conveyed to Thomas Blair Hines and Mary Young Hines, husband and wife by Warranty Deed from Martha Brown, Trustee of the Martha Ruth Brown Revocable Living Trust dated June 07, 2013 of record in Instrument No. 20220901-0098640 Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded on September 01, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2930 Wellesley Trace, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2023.

Thomas Blair Hines

Thomas Blair Hines

Mary Young Hines

Mary Young Hines

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas Blair Hines and Mary Young Hines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2023.

Notary Public

My Commission Expires: 03.28.2026

ANURAG VISHNOI
Commission Expires
NOTARY
PUBLIC
Mar. 28, 2026
WAKE COUNTY, NC

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 5, 2023 (date of document).

Affiant Signature

June 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023