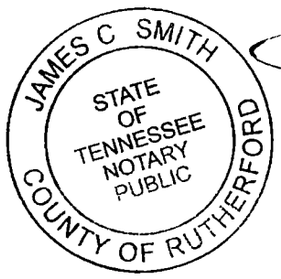
This instrument prepared by
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number. 6-1609-KS

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $610,000 00

Affiant



Subscribed and sworn to before me, this the 30th day of June, 2023.

Notary Public
My Commission Expires February 21, 2027

Karen Johnson Davidson County
Batch# 1022552 DEEDWARR
07/05/2023 10 43 51 AM 2 pgs
Fees: $13 00 Taxes $2,257 00

20230705-0051280

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David D Walton and Tabitha R Walton 8994 Highway 70 Nashville, TN 37221	New Owner	126-00-0-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Sherry Lynn Stuart, as Administratrix of Estate of Virginia Pickard Lynn, and Sherry Lynn Stuart, Susan Lynn Pate, Jeffrey Lee Lynn, and Wade Anthony Lynn as the Heirs at Law of Virginia Pickard Lynn, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tabitha R. Walton and David D. Walton, wife and husband** , 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 the 9th Civil District of said county and State described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 29, 1957, as follows

Beginning at a point in the Northerly margin of U S Highway 70, said point being 2281 7 feet Northwesterly from the Northwesterly intersection of said highway and Old Charlotte Road, thence Northwesterly with the Northerly margin of said highway 300 feet to a point, thence North 3° 30' East 847.3 feet to a point; thence South 88° 50' East 309 8 feet to a point, thence South 1° 25' East 427 3 feet to a point; thence South 9° 24' West 508 feet to the point of the beginning.

Being the same property conveyed to Luther L Lynn and wife, Virginia Lynn by Warranty Deed from Houston T Ezell and Charles D Whorley of record as Book 3995 Page 472 in the Register's Office for Davidson County, Tennessee, dated March 8, 1966 and recorded on March 10, 1966 The said Luther L Lynn having since died June 26, 2020, leaving Virginia Lynn as surviving Tenant by the Entirety Virginia Lynn having since died intestate on May 11, 2022 An intestate estate has been administered on her behalf in the Circuit Court of Davidson County, Tennessee (Probate Division) in Docket No 22P1842 Sherry Lynn Stuart executes this instrument as the Administratrix of the Estate of Virginia Pickard Lynn Sherry Lynn Stuart, Susan Lynn Pate, Jeffrey Lee Lynn, and Wade Anthony Lynn join in this conveyance as the heirs at law of Virginia Pickard Lynn See Affidavit of Heirship of record in Instrument No#20230705-00 51278 Register's Office for Davidson County, Tennessee

This is improved property located at: **8994 Highway 70, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2023

GRANTOR:

Estate of Virginia Pickard Lynn

By: Sherry Lynn Stuart
Sherry Lynn Stuart, Administratrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sherry Lynn Stuart, Administratrix of Estate of Virginia Pickard Lynn , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2023.

Notary Public
My Commission expires. 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sherry Lynn Stuart
Sherry Lynn Stuart, Heir at Law

Susan Lynn Pate
Susan Lynn Pate, Heir at Law

Jeffrey Lee Lynn
Jeffrey Lee Lynn, Heir at Law

Wade Anthony Lynn
Wade Anthony Lynn, Heir at Law

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sherry Lynn Stuart, Susan Lynn Pate, Jeffrey Lee Lynn, and Wade Anthony Lynn, being the Heirs at Law of Virginia Pickard Lynn, deceased, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument in the capacity and for the purposes therein contained

WITNESS my hand and seal at office this 30th day of June, 2023

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires 11-6-2024