Karen Johnson Davidson County
Batch# 1043468 DEEDWARR
08/28/2023 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,287.56
20230828-0067080

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2023.

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 8-10-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lindsey Howard	Capstar Bank	Parcel ID: 162 07 0 034.00
(NAME) 78 Tusculum Rd	(NAME) 1133 Ocean Ave	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Joel A. Henley and Martha Faye Warren Parker and Barbara Warren Archibald and Cynthia Denise Warren Robertson and Angela Lanese Warren and Larry Wayne Warren, Jr. and Angel Lynn Warren,** * hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lindsey Howard, unmarried woman,** 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:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 19 on the Plan of Antioch Park, Section 1, as of record in Book 3600, Page 96, Register's Office for said County.

Said Lot No. 19 fronts 76.10 feet on the northerly side of Tusculum Road and extends back 145.5 feet on the easterly line and 146.1 feet on the westerly line, to a line in the rear on which it measures 72.0 feet.

Being the same property conveyed to Clyde D. Warren and wife, Mary F. Warren by Warranty Deed from Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson dated January 24, 1967 and recorded on January 31, 1967 in Book 4098, Page 214, Register's Office for Davidson County, Tennessee. Clyde D. Warren aka Clyde Donald Warren predeceased Mary F. Warren on May 5, 1987 leaving Mary F. Warren the sole owner by survivorship. Mary F. Warren aka Mary D. Warren (Gammon) died testate on April 12, 2004 and by a Codicil to the Last Will and Testament the above-described property was devised to her husband, Randle Gammon for life and then to my six children. See Probate File No. 04P-1311 in the Circuit

* devisees of Mary F. Warren a/k/a Mary D. Warren Gammon.

Court for Davidson County, Tennessee. Randle Gammon aka Randle Parker Gammon died January 15, 2023. See also Affidavit of Heirship recorded herewith in Instrument No. _202308280067078_&_____, in the Register's Office for Davidson County, Tennessee.

202308280067079

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 78 Tusculum Rd , Antioch, TN 37013

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 25th day of August, 2023

Joel A. Henley

Martha Faye Warren Parker

Barbara Warren Archibald

Cynthia Denise Warren Robertson Bolton

Angela Lanese Warren

Larry Wayne Warren, Jr.

Angel Lynn Warren - Barrett

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joel A. Henley and Martha Faye Warren Parker and Barbara Warren Archibald and Cynthia Denise Warren Robertson and Angela Lanese Warren and Larry Wayne Warren, Jr. and Angel Lynn Warren, the within named bargainor, 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, this the 25th day of August, 2023.

Notary Public

My Commission Expires: 3/1/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, **Pam Autry,** 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 25 day of August, 2023.

Affiant Signature

Date 8/25/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON