Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1046665 DEEDWARR
09/06/2023 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230906-0069917

39-B
File #23-1219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily G. Lindsey, an unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charlotte Jane Sinkula, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34A on the Plan of Zone Lot Division, Lot 34, Section Two, Brentwood Meadows, of record in Book 5200, Page 782, as amended in Book 6250, Page 653, as corrected by Surveyor's Certificate of Correction, of record in Book 6901, Page 468, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily G. Lindsey, an unmarried woman, by Warranty Deed from Anna C. Boon and Robert D. Boon, II, wife and husband, dated January 22, 2016 of record in Instrument No. 20160126-0007165, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5610 Hickory Meadows Court, Brentwood, TN 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Charlotte Jane Sinkula	Fifth Third Bank, National	161-9-82
5610 Hickory Meadows Court	5001 Kingsley Drive, MD: 1MOBA8	
Brentwood, TN 37027	Cincinnati, OH 45227	

WITNESS THE EXECUTION HEREOF this 5th day of September, 2023.

Emily G. Lindsey

State of Tennessee)
County of Davidson)

On this 5th day of September, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Emily G. Lindsey, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 370,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of September, 2023.

Notary Public

My Commission Expires: _____

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

202309060069917

True Copy Certification

I, Tammy Carney, 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 5th day of September, 2023.

Tammy Carney
Affiant Signature
Date 9/5/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027