Karen Johnson Davidson County
Batch# 1068665 DEEDWARR
11/06/2023 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231106-0086533

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of April, 2023.

Notary Public

Commission Expiration:

ERICKA GANNON WATERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 01, 2025
COUNTY OF SUMNER

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Laura M. DeBusk and Karen T. Caldwell 5525 Regatta Blvd. Hermitage, TN 37076	SAME AS NEW OWNER.	-098-09-0A-007.00

WARRANTY DEED

FOR AND IN 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, WE, **Lynn Walker, unmarried,**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura M. DeBusk and Karen T. Caldwell** 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:

Property known as: 5525 Regatta Blvd., Hermitage, TN 37076, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Phase One, Lake Shore, as of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Noel E. Walker, deceased on 02/17/2023, and wife, Lynn Walker, surviving tenant by the entirety, by Warranty Deed from William T. Crankshaw, Jr. and wife, Annette Crankshaw, dated 07/05/2011 and recorded 07/07/2011 in Instrument No. 20110707-0052075, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 098-09-0A-007.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

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 in 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 my/our hand(s) this 14th day of April, 2023.

Jackie Lynn Walker

Jackie Lynn Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2023, before me personally appeared **Jackie Lynn Walker**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of April, 2023.

Notary Public

Commission Expiration: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 4/14/23 (date of document).

Caleb Waters
Affiant Signature

4/14/23
Date

State of Tennessee
County of Sumner

Sworn and subscribed to me this 14 day of April, 2023

ERICKA GANNON WATERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 01, 2025
COUNTY OF SUMNER

Ericka Gannon Waters
Notary Signature

My Commission Expires: _____

NOTARY'S SEAL