Karen Johnson Davidson County
Batch# 1072665 DEEDWARR
11/16/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20231116-0089394

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 01/02/24
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Y-P-23-810

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Ailen Niedfeld	NBKC Bank	
(NAME)	(NAME)	**083-06-0-011.00**
710 Cleo Miller Drive #513	8320 Ward Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Kansas City, MO 64114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEE GRAHAM WARREN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN AILEN NIEDFELD, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 61 on the Plan of Subdivision of Part of the Weakley Home Place of record in 421, page 36, Register's Office for Davidson County, Tennessee, to reference is made for a more complete description.

Being the same property conveyed to Lee Graham Warren, unmarried by Warranty deed from Robert L. Wilkerson and wife, Patricia M. Wilkerson of record in Book 9301, page 171, Register's Office for Davidson County, Tennessee, dated March 28, 1994 and recorded on April 05, 1994.

This conveyance is subject to:
- Taxes for the year 2023, a lien paid in full at closing.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 36, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 N 16th St., Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF NOVEMBER, 2023.

Lee Graham Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE GRAHAM 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 15, 2023** (date of document).

Affiant Signature

November 16, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 16th day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25