Karen Johnson Davidson County
Batch# 1079860 DEEDWARR
12/07/2023 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231207-0094693

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$300,000.00**

Subscribed and sworn to before me this 5th day of December, 2023.

WAYNE GEOFFREY STATE OF TENNESSEE NOTARY PUBLIC LOUDON COUNTY

Notary Public **Affiant**

My Commission Expires: 10/22/2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Mackenzie Park **120 East Palestine Avenue** **Madison, TN 37115**	United Wholesale Mortgage, LLC 585 South Blvd. E Pontiac, MI 48341	**051-08-0-117.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Wanda J. Pinkerton, unmarried**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Mackenzie Elizabeth Park, a single woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot "L" on the Map of Due West, Montague, Subdivision, as of record in Book 421, Page 152, Register's Office for Davidson County, Tennessee.

Said Lot "L" fronts 100.8 feet on the Southerly side of East Palestine Boulevard and runs back and between lines 182.2 feet on the West line and 175.8 feet on the East line to an alley in the rear on which it measures 100.2 feet to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Pinkerton and wife, Nell F. Pinkerton by Warranty Deed from William H. Howell, Trustee of record in Book 2929, page 489, Register's Office for Davidson County, Tennessee, dated August 11, 1959 and recorded on August 11, 1959.

The James M. Pinkerton died on October 28, 1979 and Nell F. Pinkerton became the sole owner of the property as the surviving tenant by the entirety.

Being a portion of the same property conveyed to James W. Pinkerton by Executor's Deed from James W. Pinkerton Executor of the Estate of Nell Faith Pinkerton of record in Instrument No. 20111212-0096499 Register's Office for Davidson County, Tennessee, dated December 08, 2011 and recorded on December 12, 2011.

Being the same property conveyed to James W. Pinkerton and wife, Wanda J.

Pinkerton by Deed to Create Tenancy by Entirety from James W. Pinkerton of record in Instrument No. 20120119-0005485 Register's Office for Davidson County, Tennessee, dated January 04, 2012 and recorded on January 19, 2012.

The said James W. Pinkerton died February 7, 2019, leaving Wanda J. Pinkerton as surviving tenant by the entirety.

This is improved property known as: 120 East Palestine Avenue, Madison, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this ~~5th~~ 4th of December, 2023. WG

Wanda J Pinkerton

Wanda J. Pinkerton

STATE OF TENNESSEE
COUNTY OF Roane

Personally appeared before me, Wayne Geoffrey a Notary Public in and for said County and State, **Wanda J. Pinkerton,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Kingston, Tennessee this the ~~5th~~ 4th day of December, 2023. WG

My Commission Expires: 10/22/2024

WAYNE GEOFFREY STATE OF TENNESSEE NOTARY PUBLIC LOUDON COUNTY

Wayne Scobby
NOTARY PUBLIC

Certificate of Authenticity

I, Joshua A. Terry, 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 12/4/23.

Affiant Signature – Joshua A. Terry

12/6/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/6/2023

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27