Box 14

37062-8

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1087257 DEEDWARR
01/02/2024 09:57:11 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20240102-0000126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2023.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Laura E. Atwood **Casey L. Atwood**	**OWNER**	**Map 161-02-0 Parcel 121.00**
3267 Bradfield Drive		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sharon Pride Campbell, unmarried, and Donna Pride Shelton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura E. Atwood and husband, Casey L. Atwood

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:

An undivided two-thirds interest in and to the following described real property:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section Two, McMurray Place, of record in Book 5200, Page 440, 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 part (being the said two-thirds interest) of the same property conveyed to William A. Lindsey and Connie E. Lindsey, husband and wife, by Warranty Deed dated September 30, 1993, from Monty R. Carden and Christen F. Carden, husband and wife, of record in Book 9103 Page 136, said Register's Office for Davidson County, Tennessee. The said William A. Lindsey (being one and the same as William Anthony Lindsey) and Connie E. Lindsey (being one and the same as Connie Elizabeth Lindsey), having divorced by Final Decree dated June 20, 2006, of record in Docket N0. 06D-1050, in the Fourth Circuit Court for Davidson County, Tennessee. The said property (in its entirety) was further conveyed to Connie E. Lindsey by Quitclaim Deed dated June 20, 2006, from William A. Lindsey of record in Instrument No. 20060810-0098404, said Register's Office. Connie E. Lindsey died January 4, 2023, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 23P-196. Pursuant to the Will, the property was devised to Laura E. Atwood, Sharon Pride Campbell, and Donna Pride Shelton, who are the surviving children of Connie E. Lindsey. For further information regarding the children of Connie E. Lindsey, see those Affidavits of Inheritance recorded as Instrument No. 20240102-0000122, 20240102-0000123, 20240102-0000124 and 20240102-0000125, said Register's Office. As stated in said Affidavits, Connie E. Lindsey also had a son, namely Michael John Pride, who predeceased Connie E. Lindsey on August 9, 2021. The said Michael John Pride never had or adopted any children or lineal descendants, and therefore any interest in the property which would have vested in the said Michael John Pride, had he survived Connie E. Lindsey, is vested in the three surviving children of Connie E. Lindsey named above.

The above described property is not now nor ever has been the principal residence of the Grantor's spouse.

This Warranty Deed has been executed and delivered in order to convey the interest of two of the three devisees under the Will of Connie E. Lindsey to the third devisee and her husband. This conveyance includes all of the interest in the above described property which is or has been held by the said Sharon Pride Campbell and Donna Pride Shelton. This Warranty Deed shall complete the transfer of any such interest to the within named Grantees.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 5200, Page 440, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Restrictive Covenants contained in instrument of record in Book 5939, Page 231, Register's Office for Davidson County, Tennessee; 3) Deeds of Conveyance for sewer and water mains of record in Book 5968, Page 965 and in Book 5968, Page 970, said Register's Office; 4) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes taxes for subsequent years not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **5073 Meta Drive, Nashville, TN 37211**

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 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 my/our hand(s) this **29th** day of **December, 2023.**

Sharon Pride Campbell

Donna Pride Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sharon Pride Campbell and Donna Pride Shelton,** the within named sellers, 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 Nashville, Tennessee, this **29th** day of **December, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24