Karen Johnson Davidson County
Batch# 1140990 DEEDWARR
05/30/2024 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20240530-0040222

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $438,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2024.

Notary Public:
My Commission Expires:

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Catherine Bagwell and Dare Latture 1914 Pinehurst Street Nashville TN 37216	New Owner	072-12-0-251.00

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, I/we, **Farris E. Walker and Sue C. Walker, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Catherine Bagwell, unmarried, and Dare Latture, married, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/their 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. 328 on the Plan of Burchwood Gardens, Section Three, as of record in Book 2900, Page 116, Register's Office for said County.

SAID lot fronts 75 feet on the southeasterly side of Pinehurst Drive and runs back 149.93 feet on the northeasterly line and 150.37 feet on the southwesterly line to a dead line, which is a broken line on which it measures 86.32 feet.

BEING the same property conveyed to Farris E. Walker and wife, Sue C. Walker by Warranty Deed from Randall Phillips Builders, Inc., dated 5/26/1961 and recorded 5/29/1961 in Book 3225, Page 379, Register's Office for Davidson County, Tennessee.

By Quitclaim Deed dated 7/27/2005 and recorded 7/29/2005 in Instrument No. 20050729-0088724, Sue C. Walker conveyed the subject property to Farris E. Walker.

By Quitclaim Deed dated 10/3/2006 and recorded 10/5/2006 in Instrument No. 20061005-0123539, Farris E. Walker conveyed the subject property to Farris E. Walker and wife, Sue C. Walker.

By Quitclaim Deed dated 5/5/2021 and recorded 5/11/2021 in Instrument No. 20210511-0062877, Farris E. Walker and wife, Sue C. Walker conveyed the subject property to Farris E. Walker and Sue E. Walker, Trustee under the Revocable Trust Agreement of Farris E. Walker and Sue C. Walker dated May 5, 2021.

By Quitclaim Deed dated 6/19/2023 and recorded 6/22/2023 in Instrument No. 20230622-0047626, Farris E. Walker and Sue C. Walker, Trustee under the Revocable Trust Agreement of Farris E. Walker and Sue C. Walker dated May 5, 2021, conveyed the subject property to Farris EL Walker and Sue C. Walker, as husband and wife.

By Quitclaim Deed dated 6/19/2023 and recorded 6/22/2023 in Instrument No. 20230622-0047627, Sue C. Wlaker conveyed the subject property to her spouse, Farris E. Walker.

Sue C. Walker joins in the conveyance for the express purpose of relinquishing all her rights, title and interest to said property, marital or otherwise.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters as shown on plat of record in Book 2900, Page 116, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property, known as: 1914 Pinehurst, Nashville, TN 37216

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 23rd day of May, 2024.

Farris E Walker by K-C Walker as Attorney in Fact
Farris E. Walker by Kevin C. Walker as Attorney in Fact, Pursuant to Power of Attorney recorded in Register's Office of Davidson County, Instrument number 20210512-0064214.

Sue C Walker by K-C Walker as Attorney in Fact
Sue C. Walker by Kevin C. Walker as Attorney in Fact, Pursuant to Power of Attorney recorded in Register's Office of Davidson County, Instrument number 20240523-0038386

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin C. Walker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Attorney in Fact of Farris E. Walker and Sue C. Walker, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of May, 2024.

Commission Expires: 9/27/26

B. Huntsman
Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 5/23/24.

Date

Brenda Huntsman

Affiant Signature

5/30/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of May, 2024.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY