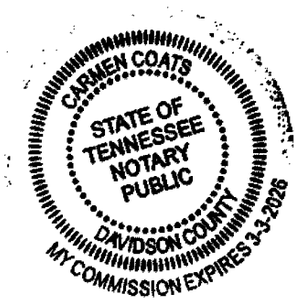
Karen Johnson Davidson County
Batch# 1148491 DEEDWARR
06/18/2024 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20240618-0045872

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $795,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of June, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen Cody Wilkins	Wilson Bank & Trust	118-10-0-067.00
3413 Springbrook Drive	207 Legends Drive	
Nashville, TN 37204	Lebanon, TN 37087	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAULA WALKER AND MICHAEL WALKER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN CODY WILKINS AND ANGIE L. LAWLESS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Pleasant Valley of record in Plat Book 1424, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paula Walker and Michael Walker, wife and husband by Warranty Deed from Raquel Nicole Parker and Christopher L. Parker, wife and husband of record in Instrument No. 20170412-0035607 Register's Office for Davidson County, Tennessee, dated April 7, 2017 and recorded on April 12, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3413 Springbrook Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of June, 2024.

06/12/2024

Paula Walker

06/12/2024

Michael Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio-video communication before me, a Notary Public in and for the County and State, the within named Paula Walker and Michael Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of June, 2024.

Notary Public

My Commission Expires: 03/03/2025

Pavaso, Inc.

Signed by Drew Bandy on June 12, 2024 11:24 AM CST

DREW BANDY
State of Tennessee
Online Notary Public
County of Davidson
My Commission Expires:
March 03, 2025

Notarized remotely via audio/video communication

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 **June 11, 2024**.

Affiant Signature

June 18, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of June, 2024.

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