WARRANTY DEED

Karen Johnson
Batch # 1151025
06/26/2024 10:37:33 AM
Fees: $18.00 Taxes: $1,739.00

Davidson County
DEEDWARR
3 pgs

20240626-0047795

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-19-25
(AFFIX SEAL)

TAMMY A. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2024.0090

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
W. Makinen Living Trust, U/A dated August 21, 2020	W. Makinen Living Trust, U/A dated August 21, 2020	105 09 1H 073.00 R
(NAME)	(NAME)	
44 Toulon	44 Toulon	
(ADDRESS)	(ADDRESS)	
Laguna Niguel CA 92677	Laguna Niguel CA 92677	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seventy Thousand And No/100 Dollars ($470,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE DUERKSEN FAMILY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WENDY S. MAKINEN, TRUSTEE OF THE W. MAKINEN LIVING TRUST, U/A DATED AUGUST 21, 2020**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 1900 12th Avenue, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their successors and assigns forever; and we do covenant with 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 20 day of June, 2024.

The Duerksen Family Partnership, a Tennessee general partnership

BY: Pamela L Eatman, Partner
Pamela L. Eatman, Partner

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Pamea L. Eatman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who on oath, acknowledged such person to be a Manager of The Duerksen Family Partnership, a Tennessee general partnership, the within-named bargainors, and that such Pamela L. Eatman as such Manager, executed the within instrument for the purposes therein contained, by personally signing the name of the general partnership as Manager.

Witness my hand and offical seal this 20 day of June, 2024.

Tammy R. Baskerville
Notary Public

My Commission Expires: 11-19-25

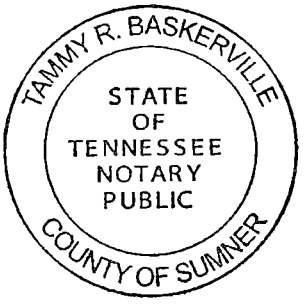


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 507, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, 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 The Duerksen General Partnership, a Tennessee general partnership by Quitclaim Deed from Charlotte Duerksen, Trustee of the Duerksen Family Trust, dated 02/16/99, dated August 25, 2023 and recorded August 28, 2023 as Instrument No. 20230828-0067389, in the Register's Office for Davidson County, Tennessee.

Commonly known as 1900 12th Avenue, Nashville, TN 37203