Karen Johnson
Batch # 1152389
06/28/2024 11:30:03 AM
Fees: $18.00 Taxes: $832.50
Davidson County
DEEDWARRSP
3 pgs
20240628-0048705

**THIS INSTRUMENT PREPARED BY:**
Katlin R. Warner, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

## SPECIAL WARRANTY DEED

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID: |
|---|---|---|
| Anna Lincoln<br>255 Blackman Road<br>Nashville, TN 37211 | SAME | 147 06 151.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $225,000.

Anna Lincoln
ANNA LINCOLN

SUBSCRIBED AND SWORN to before me by ANNA LINCOLN this 21st day of June, 2024.

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Claire Radel
Notary Public
My Commission Expires: 3-9-2027

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-Five Thousand and No/100 Dollars ($225,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SCOTT THOMAS LINCOLN, (hereinafter "Grantor") has this day bargained and sold and does hereby transfer and convey to ANNA LINCOLN, her heirs, successors and assigns (hereinafter "Grantee") all of Grantor's right, title and interest (being a 50.0% undivided interest) in certain real estate situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said interest in said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, personal

representatives, successors and assigns forever. Grantor covenants that the real estate is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said real estate, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said interest in said real estate to Grantee, her heirs, personal representatives, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 20 day of June, 2024.

SCOTT THOMAS LINCOLN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me personally appeared SCOTT THOMAS LINCOLN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, this 20th day of June, 2024.

Claire Radel
NOTARY PUBLIC

My Commission Expires: 3-9-2027

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

**Exhibit A**

**Legal Description**

Land in Davidson County, Tennessee, being Lot No. 235 in Caldwell Country Estates, Section IV, as of record in Book 2854, page 101, Register's Office for said County, as follows:

Said Lot No. 235 fronts 90 feet on the southerly side of Blackman Road and runs back 210 feet on the westerly line and 228.3 feet on the easterly line which is a broken line to a dead line measuring 34.4 feet thereon.

Subject to restrictions of record in Book 3075, page 32; and also Plan of record in Book 2854, page 101, Register's Office for Davidson County, Tennessee.

Scott Thomas Lincoln acquired his interest in said property by Quitclaim Deed of record in Instrument No. 20240625-0047449, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 255 Blackman Road, Nashville, Tennessee 37211.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.