Karen Johnson
Batch # 1174389
08/26/2024 09:41:23 AM
Fees: $13.00 Taxes: $1,146.63
Davidson County
DEEDWARR
2 pgs
20240826-0065311

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$309,900.00**

Subscribed and sworn to before me this 21st day of August, 2024.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Winter Wilson **913 Malquin Drive** **Nashville, TN 37216**	Same as New Owner.	**061-03-0-134.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Wanda Pinkerton**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Winter Rey Wilson, a single woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 8, Block K, as shown on the map entitled Broadmoor, Section 2, of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES W. PINKERTON AND WIFE, NELL F. PINKERTON, by deed from THOMAS ALBERT BLANKENSHIP AMD WIFE, FLORENCE EDNA R. BLANKENSHIP, of record in Book 3178, Page 483, dated December 28, 1960, said Register's Office. JAMES W. PINKERTON having since died on or about October 28, 1979 leaving NELL F. PINKERTON as surviving tenant by the entirety. NELL FAITH PINKERTON having since died testate on or about December 7, 2010. Pursuant to the last will and testament of NELL FAITH PINKERTON in the Probate Court for Roane County, Tennessee under Docket No. P4787, said property was devised to her son, James Pinkerton.

Further being part of the same property conveyed to JAMES W. PINKERTON, by deed from JAMES W. PINKETON EXECUTOR OF THE ESTATE OF NELL FAITH PINKERTON, of record in Instrument No. 20111212-0096499, dated December 9, 2011, said Register's Office. Being the same property further conveyed to JAMES W. PINKERTON AND WIFE, WANDA J. PINKERTON, by deed from JAMES W. PINKERTON, of record in Instrument No. 20120119-0005483, dated January 16, 2012, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-RE-24-913

The said James W. Pinkerton having since died on or about February 7, 2019 leaving Wanda J. Pinkerton as surviving tenant by the entirety.

This is improved property known as: 913 Malquin Drive, Nashville, TN 37216.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 20 day of August, 2024.

Wanda J Pinkerton
Wanda J. Pinkerton

STATE OF TENNESSEE
COUNTY OF Roane

Personally appeared before me, Kelly Joann Rosales, a Notary Public in and for said County and State, **Wanda J. Pinkerton ,** the within named Bargainors, 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 Kingston [City], Tennessee [State] this the 20th day of August, 2024.

My Commission Expires: 2/2/2025

NOTARY PUBLIC

KELLY JOANN ROSALES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY