WARRANTY DEED

Karen Johnson Davidson County
Batch# 1176120 DEEDWARR
09/03/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,189.55
20240903-0067234

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $321,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/29/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12704-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Bruce Van Lenten and Marcia Van Lenten	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	161-14-0B-216-00-CO
101 Park Place South	408 Highway 76	
Shohola, PA 18458	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gary Walker, individually and as Successor Trustee of the Jimmy D. Walker and Lynn E. Walker Joint Revocable Living Trust u/a/d 9-8-99 and Pamela Braswell

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bruce Van Lenten and Marcia Van Lenten, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit 216, Highland Villa Condominiums, as established in Master Deed of record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595 and Book 8765, Page 610, Book 10871, Page 232 and Amended in Instrument No. 20220718-0081921, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lynn E. Walker by Warranty Deed from Thelma E. Atkins, unmarried of record in Instrument No. 20110324-0022860 Register's Office for Davidson County, Tennessee, dated March 22, 2011 and recorded on March 24, 2011.

Lynn E. Walker, having died on June 1, 2024, her interest in said property vesting in her heirs at law: Gary Walker and Pamela Braswell.

The above described property never having been the primary residence of the Grantors or the Grantors' spouses (if applicable).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 216 Highland Villa Circle Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 hand on August 29, 2024.

Gary Walker

Pamela Braswell

Jimmy D. Walker and Lynn E. Walker Joint Revocable Living Trust u/a/d 9-8-99

By: Gary Walker, Successor Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Gary Walker and Pamela Braswell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 29, 2024.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Gary Walker, Successor Trustee of the Jimmy D. Walker and Lynn E. Walker Joint Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.
Witness my hand and official seal, this August 29, 2024.

Notary Public

My Commission Expires: 9/20/25

File #: 2024-12704-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 29 day of August, 2024.

Affiant Signature

Date 8/29/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

