Register Return To:
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

# WARRANTY DEED

Karen Johnson
Batch # 1183481
09/19/2024 09:44:47 AM
Fees: $13.00 Taxes: $1,563.25
20240919-0072544

Davidson County
DEEDWARR
2 pgs

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 24-cd-400

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Theresa A. Oakley and Richard G Oakley, Jr. | Theresa A. Oakley and Richard G Oakley, Jr. | 096-09-OB-031.00 CO |
| (NAME) 1001 COMMODORE PLACE | (NAME) 1001 COMMODORE PLACE | |
| (ADDRESS) Mount Juliet, TN 37122 | (ADDRESS) Mount Juliet, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Two Thousand Five Hundred And No/100 Dollars ($422,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONALD E LOUNSBURY, JR AND DONNA JEAN LOUNSBURY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THERESA A. OAKLEY AND RICHARD G OAKLEY, JR. WIFE AND HUSBAND , HEREINAFTER CALLED THE GRANTEES, 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. 3062, Donelson's Place as shown on Exhibit "B" to the Declaration of Protective Covenants, Conditions and restrictions of record in Instrument No. 20070703-0079564, as amended in Instrument No. 20070712-0083113 and Instrument No. 20070816-0098067, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald E. Lounsbury, Jr. and Donna Jean Lounsbury, husband and wife by Warranty Deed from Karrie Jo Hunt and husband Todd Hunt, dated June 18, 2015, recorded June 26, 2015, of record in Instrument No. 20150626-0061632, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3062 Whitland Crossing Dr., Nashville, TN 37214
(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 heirs 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 18 day of September 2024.

Donald E Lounsbury, Jr

Donna Jean Lounsbury

STATE OF TENNESSEE
COUNTY OF Williamson

On this 18 day of September 2024, before me personally appeared Donald E Lounsbury, Jr and Donna Jean Lounsbury, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 18 day of September 2024.

Commission Expires: _____

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

Notary Public