BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1200991
11/04/2024 09:08:37 AM
Fees: $18.00 Taxes: $1,258.00

Davidson County
DEEDWARR
3 pgs

20241104-0085337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025 DAWN MICHELLE OSBORNE STATE OF

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Pinchback & David Kingman	New Owner	
(NAME)	(NAME)	
1043 Island Brook Drive		095-12-0-162.00
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CATHY O. CERTAIN, UNMARRIED AND VICTOR CERTAIN, UNMARRIED AND LORI LYNNE FRANKS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN PINCHBACK, AN UNMARRIED WOMAN AND DAVID KINGMAN, AN UNMARRIED MAN,** 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. 42 on the Plan of PERRY HEIGHTS, of record in Book 2900, Page 18, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Thomas E. Certain, unmarried and Rebecca Faye Link, unmarried as tenants in common with right of survivorship, by Warranty Deed from Elmer D. Jones et ux, Ronda F. Jones, of record in Book 5418, Page 903 as re-recorded in Book 5422, Page 675, in the Register's Office of Davidson County, Tennessee, dated April 09, 1979 and recorded on April 09, 1979.

Being the same property conveyed to Thomas E. Certain, by Quit Claim Deed from Rebecca Faye Link now Ryan, of record in Instrument No. 20051219-0151567, in the Register's Office of Davidson County, Tennessee, dated December 19, 2005 and recorded on December 19, 2005.

Being the same property conveyed to Thomas Edward Certain, by Quit Claim Deed from Thomas E. Certain, of record in Instrument No. 20120711-0060883, in the Register's Office of Davidson County, Tennessee, dated July 11, 2012 and recorded on July 11, 2012. Thomas Edward Certain died on November 04, 2023, see Affidavits of Heirship at Instrument Nos. 20240220-0011421 and 20240220-0011422. Carl Lee Certain died on May 11, 2024, see Affidavits of Heirship at Instrument Nos. 20240220-0048658 and 20240220-0048659.

Being the same property conveyed to Cathy O. Certain, by Quit Claim Deed from Rachel E. Hill, of record in Instrument No. 20240628-0048660, in the Register's Office of Davidson County, Tennessee, dated June 19, 2024 and recorded on June 28, 2024.

Being the same property conveyed to Cathy O. Certain, by Quit Claim Deed from Carl Lee Certain, II, of record in Instrument No. 20240628-0048661, in the Register's Office of Davidson County, Tennessee, dated June 19, 2024 and recorded on June 28, 2024.

Property was never the marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is x property, known as 2713 McKeige Drive, Nashville, TN 37214
improved

(House Number)	(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.

Witness my hand this 25 day of October, 2024

CATHY O. CERTAIN

VICTOR CERTAIN

LORI LYNNE FRANKS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy O. Certain, Victor Certain, and Lori Lynne Franks, the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal this 25 day of October, 2024.

Commission expires:



Notary Public