Karen Johnson Davidson County
Batch# 1226719 DEEDWARR
01/16/2025 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20250116-0003367

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-26461-24

WARRANTY DEED

SARAH HAZLEWOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December 2024

Sarah Hazlewood
NOTARY PUBLIC

My commission expires: 9-7-26

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madeleine Winter 885 Kipling Drive Nashville, TN 37217	FIRST BANK 722 Columbia Avenue Franklin, TN 37064	107-13-0-032

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 414,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Douglas W. Lamey and Shannon M. Lamey, Trustees of the Douglas & Shannon Lamey Living Trust dated August 1, 2023**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Madeleine Winter, a single woman**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 338 on the Plan of Miro Meadows, Second Addition, of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas W. Lamey and Shannon M. Lamey, Trustees of the Douglas & Shannon Lamey Living Trust dated August 1, 2023, from Douglas W. Lamey and Shannon M. Lamey by Quit-Claim Deed dated Augustu 1, 2023 and recorded August 15, 2023 in Instrument #20230815-0063479, said Register's Office.

Being the same property conveyed to Douglas W. Lamey and Shannon M. Lamey, husband and wife, from James Fleming Wren and wife, Shirley P. Wren, by Deed dated October 15, 2020 and recorded October 16, 2020 in Instrument #20201016-0120362, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 885 Kipling Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16 day of December, 2024

GRANTOR(S)

the Douglas & Shannon Lamey Living Trust dated August 1, 2023

By: _____ TRUSTEE
Douglas W. Lamey, Trustee

By: _____ Trustee
Shannon M. Lamey, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Douglas W. Lamey and Shannon M. Lamey, Trustees of the Douglas & Shannon Lamey Living Trust dated August 1, 2023, 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 seal, this the 16 day of Decab 2024

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 17. 2024.

Affiant Signature

15th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028