This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Karen Johnson Davidson County
Batch# 1236818 DEEDWARR
02/13/2025 11:43:30 AM 5 pgs
Fees: $28.00 Taxes: $795.50
20250213-0011016

Return to: Radian Settlement Services, Inc. - Deed Prep,
1000 GSK Drive, Suite 210, Coraopolis, PA, 15108

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Rebecca S. Whalstrom	Rebecca S. Whalstrom	072-06-0-339-01
1216 Kenmore Place	1216 Kenmore Place	
Nashville, TN 37216	Nashville, TN 37216	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, REBECCA S. WHALSTROM, a single woman, and WALTER R. LLOYD, a single man, hereinafter referred to as "Grantor", whose mailing address is: 101 NORTH FRANKLIN RD GREENVILLE TN 29609, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto REBECCA S. WHALSTROM, a single woman, in fee simple, hereinafter referred to as
"Grantee", whose mailing address is 1216 Kenmore Place, Nashville, TN 37216, his/her/their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 80 on the Map of Kenmore Place, as of record in Book 332, Page 32, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the South side of Kenmore Place, formerly Warner Avenue, and extends back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to Rebecca S. Wahlstrom and Walter R. Lloyd from Damion E. Waller, unmarried by Warranty Deed dated 9/9/2015, and recorded 9/17/2015, in Instrument Number 20150917-0094647, in the Office of County Register of Deeds of County of Davidson, State of Tennessee.

Tax ID No.: 072-06-0-339-01

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1216 Kenmore Place, Nashville, TN 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of December, 2024.

Walter R Lloyd

WALTER R. LLOYD

STATE OF TENNESSEE ~~CALIFORNIA~~
COUNTY OF LOS ANGELES

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WALTER R. LLOYD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 27th day of DEC., 2024.

Notary Public
My Commission expires: 3/2/25

ATTILA CSUPO
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Mar. 2, 2025
Comm. #2345179

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of January, 2025.

Rebecca S. Whalstrom
REBECCA S. WHALSTROM

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that REBECCA S. WHALSTROM, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 13 day of January, 2025.

Helen F Mackey
Notary Public
My Commission expires: 06-29-27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $215,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rebecca S. Whalstrom

REBECCA S. WHALSTROM

Tennessee: State; County: Davidson

Subscribed and sworn to before me this 13 day of January, 2025

Helen F Mackey

Notary Public

My Commission expires: 06-29-27

HELEN F MACKEY
NOTARY PUBLIC
TENNESSEE
COMM. EXPIRES: 06-29-27
SUMNER COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Bryan Gutierrez, 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 12/27/2024 (date of document).

Bryan Gutierrez
Affiant Signature

1/16/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 16 day of JANUARY, 2025.

BS
Notary's Signature Brynn Law

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737