Karen Johnson
Batch # 1279336
05/29/2025 02 24.16 PM
Fees $13 00 Taxes $2,175 32

Davidson County
DEEDWARR
2 pgs

20250529-0042193

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $587,925 00 Andrew Walker Affiant Subscribed and sworn to before me, this the 27th day of May, 2025 Notary Public My commission expires 03 16 26

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: B-FLAM-25-1438	THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 204 SOUTH 11TH STREET NASHVILLE, TN 37206 615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Andrew Taylor Walker and Dana Lynn Walker	CMG Home Loans	072-11-0-300 00
1438 Litton Avenue	3160 Crow Canyon Rd #400	
Nashville, TN 37216	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDSEY KAYE JENKINS, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TAYLOR WALKER AND DANA LYNN WALKER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Westerly part of Lots Nos 6 and 7 on the Map of W.J. Myers Subdivision of certain lots in Maxey's Addition, of record in Book 332, page 66, Register's Office, Davidson County, Tennessee, and being known as Lot No 1 on the Plan of a resubdivision of said lots 6 and 7, and described according to a survey by Southern Land Surveying Company, Inc , and further described by a survey by John Kohl and Company, dated July 24,1970, as follows·

Said Lot No. 1 fronts 70.2 feet on the southerly margin of Litton Avenue and extends back 89 8 feet on the easterly line and 95.5 feet on the westerly line, along the easterly margin of an alley to a dead line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Lindsey Kaye Patterson by Warranty Deed from Patrick Lowry of record in Instrument No 20210224-0022612 Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on February 24, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 1438 Litton Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

The address of the herein described property is believed to be 1438 Litton Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2025

Lindsey Kaye Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lindsey Kaye Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 27th day of May, 2025.

Notary Public



Ben Jenkins, spouse of Lindsey Kaye Jenkins, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be ~~provided~~ to a spouse by the laws of the State of Tennessee.

Ben Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ben Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 27th day of May, 2025.

