Karen Johnson Davidson County
Batch# 1293627 DEEDWARR
07/03/2025 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20250703-0052577

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Corbin B. Walker and William D. Walker, Jr, Heirs at Law of Laura P. Walker, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Weddle and Emily Walden, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Lenox Village, Section Two, Revision Two, Resubdivision of Lots 47, 48, 72, 73 and 63 through 69, of record as Instrument No. 20030115-006163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura P. Walker, an Unmarried Woman by Warranty Deed from Regent Development, LLC d/b/a Regent Homes, a Tennessee Limited Liability Company of record in Instrument No. 20040624-0075314 Register's Office for Davidson County, Tennessee, dated June 18, 2004 and recorded on June 24, 2004.

Said Laura P. Walker died intestate on July 2, 2024 leaving Corbin B. Walker and William D. Walker, Jr as surviving Heirs at Law and shown in Affidavit of Heirships, recorded in Instrument No. __202507030052575_ - _____, and Instrument No. _____202507030052576 _____, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7736 Porter House Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jonathan Weddle
Emily Walden
7736 Porter House Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
173-09-0A-076.00

WITNESS THE EXECUTION HEREOF this 30th day of June, 2025.

Corbin B. Walker

State of Washington)
County of King)

On this 30th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Corbin B. Walker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

WITNESS THE EXECUTION HEREOF this 30th day of June, 2025.

William D. Walker, Jr.

State of Florida)
County of Citrus **)**

On this 30th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William D. Walker, Jr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/29/2029

SOPHIA L. BRYANT
Notary Public, State of Florida
My Comm. Expires 03/29/2029
Commission No. HH 623836

State of Tennessee)
County of Williamson **)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 500,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of July, 2025.

Notary Public

My Commission Expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/1/2025.

Date

Affiant Signature

7/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of July, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

