Karen Johnson Davidson County
Batch# 1482840 DEEDWARR
10/09/2026 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20261009-0093113

WARRANTY DEED

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: December 19, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josephine Phelps	NEW OWNER	
(NAME)	(NAME)	
3328 Smith Springs Rd		133 02 0 170.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Lucy Torndahl, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Josephine Phelps, a married woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel I;
Land in Davidson County, Tennessee, being Lot No. 31 on the Plat of Airdrie Subdivision "B", Property of D. C. Buell, as of record in Book 547, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Otto Torndahl and Lucy Torndahl, husband and wife by Warranty Deed from Phyllis Bell Green, Lisa Diane Wallace and Charles Lee Robinson, Heirs of The Estate of Samuel R. Robinson, deceased, dated 08/16/2021, recorded in Instrument No. 20210817-0110740, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lucy Torndahl by Quit Claim Deed from Otto Torndahl, dated 08/10/2026, recorded in Instrument No. 20260826-0078726, Register's Office for Davidson County, Tennessee.

Parcel II:
Land in Davidson County, Tennessee, being Lot No. 32 on the Plat of Airdrie Subdivision "B", Property of D. C. Buell, as of record in Book 547, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Otto V. Torndahl and Lucy F. Torndahl, by Warranty Deed from Mel Martinez, Secretary of Housing and Urban Development, dated 08/23/2001, recorded in Instrument No. 20010829-0093881, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lucy F. Torndahl by Quit Claim Deed from Otto V. Torndahl dated 08/10/2026, recorded in Instrument No. 20260826-0078725, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3208 Kinross Avenue, Nashville, TN 37211
3210 Kinross Avenue, Nashville, TN 37211

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th day of October, 2026.

Lucy Torndahl

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy Torndahl, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of October, 2026.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:
My Commission Expires: December 4, 2026

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

202610090093113

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 October 8th, 2026.

Affiant
Date: 10/8/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 8th day of October, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY