Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 212926 **DEEDWARR**
04/02/2019 11:04:00 AM 2 pgs
Fees: $13.00 Taxes: $2,134.90

20190402-0029711

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60386
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nancy Jo Haynes 4416 Alcott Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 13012001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$577,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne B. Guzzardi and Jefferson Jarvis, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy Jo Haynes** 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. 14 on the Plan of Hycrest Acres III of record in Book 2331, page 75, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne Woods Guzzardi, a 78% undivided interest and Anne B. Guzzardi and spouse, Jefferson Jarvis, a 22% undivided interest by Warranty Deed from Roy B. Harris, Jr., unmarried, dated May 30, 2003 and recorded on June 3, 2003 of record in Instrument No. 20030603-0075559, Register's Office for DAvidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20041119-0139166, said Register's Office, Anne Woods Guzzardi conveyed a 7.5% interest in subject property to Anne B. Guzzardi and spouse, Jefferson Jarvis, a joint tenancy with right of survivorship was created between Anne Woods Guzzardi and Anne B. Guzzardi and spouse, Jefferson Jarvis by Quitclaim Deed and Agreement Pre-Title Interest in property of record in Instrument No. 20041119-0139167, said Register's Office. By Quitclaim Deed of record in Instrument No. 20051230-0156722, said Register's Office, Anne Woods Guzzardi conveyed a 7.5% interest in subject property to Anne B. Guzzardi and spouse, Jefferson Jarvis. The said Anne Woods Guzzardi has since died. Heirship Affidavit, establishing the Heirs at Law of Anne Woods Guzzardi, as Anne B. Guzzardi, Walter Peter Guzzardi, III and Richard Woods Guzzardi of record in Instrument No. 20190402-0029708, said Register's Office. By Quitclaim Deed, Walter Peter Guzzardi, III conveyed his interest in subject property to Anne B. Guzzardi and spouse, Jefferson Jarvis of record in Instrument No. 20190402-0029709 said Register's Office. By Quitclaim Deed, Richard Woods Guzzardi, conveyed his interest in subject property to Anne B. Guzzardi and spouse, Jefferson Jarvis of record in Instrument No. 20190402-0029710 said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 75, said Register's Office, which Plan shows a 125, foot minimum building setback line from Alcott Drive, and a 20 foot easement for public utilities and water pump purposes along the rear line of said lot. And a 5 foot easement for water main along the southerly side lien of said lot. And a 2.5 X 20 foot utility anchor easement along the southwesterly front corner of said lot.

This is improved property, known as 4416 Alcott Drive, Nashville, TN 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 29th day of March, 2019.

Anne B. Guzzardi

Jefferson Jarvis

State of Tennessee

County of Davidson

On this 29th day of March, 2019, before me the undersigned authority, personally appeared Anne B. Guzzardi and Jefferson Jarvis, 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

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $577,000.00.

Affiant

Sworn and subscribed before me this 29th day of March, 2019.

Notary

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020