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# 271806 DEEDWARR
08/15/2019 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,931.40
20190815-0081741

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (MJ) Title No.: 60588
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shyetta Clark Tatiana Clark 1910 A Sheridan Road Nashville, TN 37206	New Owner

TAX MAP PARCEL NUMBERS: 072163A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$522,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald P. Durant II and Elise C. Durant, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shyetta Clark and Tatiana Clark, a married couple**, 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 Unit A on the Plan of 1910 Sheridan Road Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160608-0057698, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald P. Durant, II and wife, Elise C. Durant by Warranty Deed from Garafola Properties, LLC dated April 28, 2017 and recorded on May 3, 2017 of record in Instrument No. 20170503-0043343, Register's Office for Davidson County, Tennessee.

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

Taxes for 2019, and subsequent years. The Plan of record shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160608-0057698, said Register's Office, which Plan shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description. Easement for sanitary sewers and or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4113, page 633. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160608-0057698, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c. All matters shown on Book 1424, page 79. Charter of 1910 Sheridan Road Townhomes Homeowners Association of record in Instrument No. 201606170061554, said Register's Office.

This is improved property, known as 1910 A Sheridan Road, Nashville, TN 37206

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 14th day of August, 2019.

Gerald P. Durant II

Elise C. Durant

State of Tennessee

County of Davidson

On this 14th day of August, 2019, before me the undersigned authority, personally appeared Gerald P. Durant II and Elise C. Durant, 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.

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

My Commission Expires: _____

Notary

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: $522,000.00.

Affiant

Sworn and subscribed before me this 14th day of August, 2019.

Notary

My Commission Expires: _____

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)