Karen Johnson Davidson County
Batch# 288613 DEEDWARR
09/19/2019 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,249.60
20190919-0095453

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60696
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dean Robin Shortland Rita Frances Davidson 6415 Jocelyn Hollow Road Nashville, TN 37205	Citizens Bank, N.A. One Citizens Plaza Providence, RI 02903

TAX MAP PARCEL NUMBERS: 12903000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$608,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Cetera, Trustee of the Peter Cetera Trust U/A/D December 4, 1998 as to a 49% undivided interest and Blythe Weber, as to a 51% undivided interest,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Dean Robin Shortland and Rita Frances Davidson, 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. 32 on the Plan of West Meade Farms, Inc, a Revision of Part of Section I, of record in Book 2330, page 85, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Peter Cetera, Trustee of the Peter Cetera Trust u/a/d December 4, 1998, as to a 49% undivided interest and Blythe Weber as to a 51% undivided interest by Warranty Deed from Michael G. Carlson and wife, Patricia Presson Carlson, dated May 28, 2002 and recorded on May 30, 2002, of record in Inst. No. 20020530-0065611, Register's Office for Davidson County, Tennessee.

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 2330, page 85, said Register's Office, which Plan shows a 100, foot minimum building setback line from Jocelyn Hollow Road, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 6415 Jocelyn Hollow Road, Nashville, TN 37205

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 13 day of September, 2019

Peter Cetera, Trustee

Blythe Weber

State of Idaho

County of Blaine

On this 13th day of September, 2019, before me the undersigned authority, personally appeared **Peter Cetera, Trustee of the Peter Cetera Trust U/A/D December 4, 1998,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: Aug 8th, 2023

JACQUELINE M COLE
COMM. NO. 45021
NOTARY PUBLIC
State of Idaho

State of Idaho

County of Blaine

On this 13th day of September, 2019, before me the undersigned authority, personally appeared **Blythe Weber,** 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: Aug 8th, 2023

JACQUELINE M COLE
COMM. NO. 45021
NOTARY PUBLIC
State of Idaho

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: $608,000.00.

Affiant

Sworn and subscribed before me this 19th day of September, 2019.

Notary

My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, 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.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020