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# 302695 DEEDWARR
10/18/2019 02:18:04 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20191018-0106947

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

W & I Ref: (DM) Title No.: 60726
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Derek M. Peck 505 Vantrease Road Madison, TN 37115	new owner

TAX MAP PARCEL NUMBERS: 04215001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keyren Harrison Cotter, Trustee, of the Keyren Harrison Cotter Living Trust,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Derek M. Peck, unmarried man,** 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, particularly shown as an unnumbered tract on the map of Marthonna, not of record, and described as follows:

Beginning at a point in the north margin of Marthonna Road south, formerly Ezell Road south, said point being 275 feet west of the west margin of Ezell Road west, being the southwest corner of Lot No. 104 of Block "C" of said Marthonna Subdivision; thence northerly with the rear line of Lots 93 to 104 of Block "C" of said Subdivision, 300 feet to a point; thence westerly 135 feet to a point; thence southerly 300 feet to the north margin of Marthonna Road south; thence with the margin of the same easterly 135 feet to the point of beginning.

Being the same property conveyed to Keyren H. Cotter, unmarried, by Warranty Deed from Constance H. Cannon. Walter Anthony Haynes, Vicki H. Miller, Richard Kelly Haynes, Jr., Cody Alexander Haynes, dated November 24, 2015 and recorded on November 30, 2015 of record in Inst. No. 20151130-0120631, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 30, 2015, recorded January 4, 2016, of record in Inst. No. 20160104-0000439, said Register's Office, subject property was conveyed to Keyren Harrison Cotter, Trustee of the Keyren Harrison Cotter Living Trust, established by the Revocable Trust Agreement of Keyren Harrison Cotter, dated December 30, 2015. Subject property was conveyed to Keyren H. Cotter by Quitclaim Deed dated June 27, 2016, recorded June 28, 2016, of record in Inst. No. 20160628-0065990 and further conveyed to Keyren Harrison Cotter, Trustee of teh Keyren Harrison Cotter Living Trust, established by the Revocable Trust Agreement of Keyren Harrison Cotter dated December 30, 2015, said deed being dated June 27, 2016, recorded June 28, 2016, of record in Inst. No. 20160628-0065992, said Register's Office. By Quitclaim Deed dated October 2, 2018, recorded October 3, 2018, of record in Inst. No. 20181003-0098197, said Register's Office, subject proeprty was conveyed to Keyren Harrison Cotter. Subject property was further conveyed to Keyren Harrison Cotter, Trustee of the Keyren Harrison Cotter Living Trust by Quitclaim Deed dated April 16, 2019, recorded April 16, 2019, of record in Inst. No. 20190416-0034926, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5599, page 964, said Register's Office.

This is improved property, known as 505 Vantrease Road, Madison, TN 37115

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-R-19-505

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 October, 2019.

Keyren Harrison Cotter Living Trust
By: _____
Keyren Harrison Cotter, Trustee

State of Tennessee

County of Davidson

On this 14th day of October, 2019, before me the undersigned authority, personally appeared **Keyren Harrison Cotter, Trustee of the Keyren Harrison Cotter Living Trust,** 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: $330,000.00.

_____
Affiant

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

_____
Notary

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020